Planning Board of Georgetown Maine

Minutes of the Meeting of 11 May, 2022

**Present**:

Chairman: Bob Trabona

Members: Lisa Sabatine, Terry Taylor, Bob Arledge (remote),

 Julie Pankey (voting member)

CEO: Chris Wilcoxson

Selectmen Representative:

Public: John J. Smith

 ` Allison Henderson - Matero Arch

 Scott Sancomb - Matero Arch

 Christopher and Marilyn Clark (remote)

**Call to order**:

1. Chairman Bob Trabona called the meeting to order at 7:00 pm.

**Applications:**

1. Christopher and Marilyn Clark (2R/13) An application for an improved principal structure located at 14 Five Islands Rd, in the Shoreland Zone. This is for the enlarging of the deck on the west side of the house. Christopher reported there is currently a 41x48” landing out the back door. There is a 9” step down, then 6 steps to the grade. They hope to enlarge the deck making it 10’x 17.5’. The plan is to bring the threshold level with the door. The shaded area in the drawing is the proposed deck. It was noted the plot plan should have the size and location of existing structures as well as the distances from the garage and shed to the water and boundary lines. The distance to the shoreline from the principal structure is 136’. Terry motioned the application for 2R/13 is complete pending the receipt of the additional dimensions from the house/garage to the property and water lines. Bob A seconded the motion. After no additional discussion the motion passed 5-0. Bob A offered the dimensions based on information from Google Earth. The north east corner of garage to fence is 34’. House to the east property line is approximately 48’. The north property lines are obstructed. The south west corner of the garage to the shoreline is 190’. Christopher C agreed with those dimensions. Terry motioned to grant permit 22-10 for 2R/13. Bob A seconded the motion. After no additional discussion the motion passed 5-0.
2. John and Joyce Smith (4R/26B) represented by David Matero Arch. An application for an improved principal structure at 195 Beaver Valley Road in the Shoreland Zone. This is for an addition to the existing structure. There is a letter in the packet that appoints Dave Matero as representative. Scott reported the renovation includes a new entrance/mudroom, dining room and a screened porch. A survey has been provided which locates the 75’ setback from the high water line. All additions will be beyond that. The addition will not be taller than the existing house. It was noted a site plan (proposed division of land at 195 Beaver Valley Road) was for a prior division. The split that appears on the plan provided is not a planned split at this time. The permit is for the entire parcel - 11.2 acres (per tax map). Terry motioned the application for 4R/26B is complete. Bob A seconded the motion. After no additional discussion the motion passed 5-0. Terry motioned to grant permit 22-11 for 4R/26B. Bob A seconded the motion. After no additional discussion the motion passed 5-0.

**Minutes:**

Minutes of the meeting of April 20, 2022 were reviewed. Terry motioned to approve the minutes of the meeting of April 20, 2022. Bob A seconded the motion. After no further discussion the motion passed 4-0, one abstention (Lisa).

**Old Business:**

None

**New Business**:

1. Discussion of the Shoreland Zoning Ordinance, paragraph 12.C.4 - Chris is directing his question towards map 11U/8 (on Harmons Harbor). The house that is on the lot has had no activity since the 60s. It has never had plumbing. There was an approved septic design from 1985. It was never acted upon. There is an application for a new subsurface waste system that has been sent to the state. From the road down the east side/back side of the property it is very wet. The system would be installed on the front/water side of the house. It is a nonconforming structure and lot. It was noted there is not an abandonment clause in our ordinance. 12.C.4 of the shoreland zoning ordinance has a clause about reconstruction or replacement. Lot 8 has 2 houses on it. One has completely fallen in. That is not the one they are looking to rebuild at this time. The structure in question at 11U/8 is 5-10’ off the property line. It was recommended if the owner submits an application to the board it must include accurate drawings. It must identify where the wetlands are, and where they are not. Page 32 definitions of the Shoreland Zoning Ordinance may apply. Building Ordinance - conditions - may also apply. Those ordinances identify a structure as abandoned 1 and 2 years from the point when the structure fails to be used for the purpose it was initially intended.
2. The sign ordinance was challenged at Sagadahoc Bay Campground. The end posts were within 10’ of the road. A letter was sent notifying the owners. No permit was initially acquired for the placement of the sign. They have cut back the fence to try to fit it in. A permit has since been filed.
3. There is an issue with the construction of a dock which Chris is addressing. There may have been issues with a previous survey. The boundaries are in question. The dock is, as it stands 10’ from the lot line. Right now the two property owners are trying to work it out. All of the applications were incorrect including the DEP and the Army Corp of Engineers because they used the information from the incorrect property line. What we approved in good faith, did not occur. It was recommended if the property owners come to an agreement, they should put the language of the agreement into the deed(s).

**Public Comment**:

None

**Other**:

Terry motioned to adjourn the meeting at 8:16. Bob seconded the motion. After no additional discussion the motion passed 5-0.

The Planning Board meets at the Town Office on the first and third Wednesday of the month at 7:00pm. Other meetings are scheduled and announced, as circumstances require. Members of the public are welcome. A full audio recording is available upon request at the Town Office. The next regular meeting of the Planning Board will be May 25, 2022 at 7pm.