Planning Board of Georgetown Maine

Minutes of the Meeting of 1 June, 2022

**Present**:

Chairman: Bob Trabona

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

Julie Pankey (voting member)

CEO: Chris Wilcoxson

Selectmen Representative: Rich Donaldson

Public: Joseph LeBlanc - LeBlanc Associates

John Stone

Albert Rein

Jean Swan

**Call to order**:

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

**Applications:**

1. John and Nathaniel Stone (11R/54) Applicant LeBlanc Associates, Joe LeBlanc. An application for a permanent pier and temporary ramp and float located off MacMahan Island. There is one large lot 11R/54 owned by the LLC. When this was established there were individual lots on the island. The original parcels are numbered. They are different from the Georgetown lot numbers. The actual pier location is on parcel 242. Parcel 243 to the south, is Georgetown lot 3, owned by Stinson. Three parcels to the north on Georgetown lot 2 and MacMahan parcel 249 is owned by the Myers. The application is for lot 11R/54. But in order to see parcel 242 you must reference 16U because it overlaps. 11R is 198 acres - the overall parcel size. The lot size on the application should be 198 acres. There is no deed for the parcel 11R/54. We have an easement document which grants an easement across 11R/54 on parcel 242 which is the proposed location of the dock. In the most strict interpretation, John Stone has a right away that is 12’ wide. The pier is being built on Georgetown property tax map 11R/54. There was discussion as to whether or not a deed for the larger piece of property is needed. Joe explained the town, the Army Corp of Engineers, and DEP have all looked at set backs. The setbacks are 26’ for the proposed dock. Bob A suggested it’s approximately 235’+/- to the Myer’s lot. Chris reported it is 26’ from the Stinson lot. The other line is 58-60’. Exhibit 1B is the closest document submitted to a plot plan, but it doesn’t meet all the requirements (for example, direction of magnetic north or true north). It says see Exhibit 2. Exhibit 2 has that information, but Exhibit 1B does not. Bob A noted the deed in Sagadahoc registry does not have the appendix recorded. The DEP indicated they have received the application. The Army Corp has signed off. The plot plan submitted at the meeting, which includes distances to lot lines is acceptable to the members of the board. It will serve as a substitution for Exhibit 1B and will have a date of 6/1/22 on the application (for the plot plan). The original deed received at the meeting is accepted as an addition to the easement deed. Terry motioned the application for 11R/54 is complete pending approval of the DEP permit. Bob A seconded the motion. After no additional discussion the motion passed 5-0. Terry motioned to grant permit 22-12 for 11R/54 pending approval of the DEP application. Bob A seconded the motion. After no additional discussion the motion passed 5-0.

**Minutes:**

Minutes of the meeting of May 11, 2022 were reviewed. Terry motioned to approve the minutes of the meeting of May 11, 2022 with the aforesaid change. Bob A seconded the motion. After no further discussion the motion passed 5-0.

**Old Business:**

**New Business**:

A. There was a question of whether or not an accessory building, in a commercial situation, should fall under the purview of the Planning Board to permit, or should that be the role of the Codes Enforcement Officer. Right now permitting accessory structures regardless of the domain are the responsibility of the CEO. One concern noted is a commercial building may involve public safety. It was suggested this be discussed further at a meeting. If this process is changed, it would involve an ordinance change that would not occur until next year.

**Public Comment**:

None

**Other**:

Terry motioned to adjourn the meeting at 8:12. 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 June 15, 2022 at 7pm.