Planning Board of Georgetown Maine

Minutes of the Meeting of 15 June, 2022

**Present**:

Chairman: Acting Chair - Terry Taylor

Members: Lisa Sabatine, Bob Arledge (remote),

Julie Pankey (voting member)

CEO: Chris Wilcoxson

Selectmen Representative:

Public: John Smith

Joyce Smith

Gordon Reed

Michael Shipley

Jed Koller

**Call to order**:

1. Acting Chairman Terry Taylor called the meeting to order at 7:00 pm.

**Applications:**

1. Jed and Joanna Koller (6R/7) Request to amend approved building permit 22-05. Jed explained they have designed a smaller building since obtaining their permit. The change requested is to reduce the size of the proposed principal structure from 22x34 to 16x28. The general location stays the same. An updated plot plan has been provided. It was previously stated the plan is to use the existing septic system. That plan remains the same, that is, the applicants will replace the old tank but utilize the existing field. Bob A motioned to approve the amendment of permit 22-05. Julie seconded the motion. After no additional discussion the motion passed 4-0.
2. Gordon Reed (7R/27) An application to enlarge the deck off the principal structure on the south-west side at 218 Kennebec Point Rd. This structure is in the Shoreland Zone. Gordon explained there is currently a deck on the structure that is in need of repair. It was built approximately 35 years ago. The plan is to build it to code and widen it 2’ to the west, and 2 1/2’ to the south. There is very little top soil. The plan is to excavate that and build a small footer. The property is across the road from the water. It is approximately 260-270’ from the water. The Google Earth distance indicates 175’. Chris reported there is only a small sliver in that lot that is not in the Shoreland Zone. The structure is not within 75’ of the high-water mark. Bob A motioned the application is complete. Julie seconded the motion. After no additional discussion the motion passed 4-0. Bob A made a motion that permit number 22-13 be issued for the project at 7R/27. Lisa seconded the motion. After no additional discussion the motion passed 4-0.

**Minutes:**

Minutes of the meeting of June 1, 2022 were reviewed. Bob A motioned to approve the minutes of the meeting of June 1, 2022 with the aforesaid change. Julie seconded the motion. After no further discussion the motion passed 4-0.

**Old Business:**

None

**New Business**:

Chris provided a survey of 272 Seguinland Road (the lot that used to be a campground). On the shoreline side there are 5 tiny structures (platforms). All 5 have fallen into disrepair. They were platforms - no roofing. The current owner would like to keep, and rebuild them. Chris has contacted the DEP. From their standpoint it is permissible. There was discussion about sections #17 in table one of the Shoreland Zone (page 9) and/or #18 and how these might apply to this situation. The members of the Board agreed this issue should come to the Planning Board because the platforms are within 75’ of the shoreline. Chris will ask the owner to submit a permit, recognizing this may trigger the set back to the greatest possible extent. Terry asked that the Board have a full week to look over the application to allow for time for any needed research.

**Public Comment**:

John and Joyce Smith were granted a permit on 5/11/22 and would like to make a change to it. They would like to push out the first-floor bath and add a walk in shower stall. It would come out to the west about 6’ - making it 36’ square feet and would replace a landing on the plan. The Board had previously approved that space as a landing and stairs. There will be no additional space built to the structure. It is simply a change of use for that space. The members of the Board asked the Smiths to resubmit their application for this change.

**Other**:

Lisa motioned to adjourn the meeting at 7:30. Bob A seconded the motion. After no additional discussion the motion passed 4-0.

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 July 6, 2022 at 7pm.