Planning Board of Georgetown Maine

Minutes of the Meeting of 6, July 2022

**Present**:

Chairman: Chair - Bob Trabona

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

Julie Pankey

CEO: Chris Wilcoxson

Selectmen Representative: Rich Donaldson

Public: Michael Ferland

Fran Weichsel

Haley Blanco

**Call to order**:

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

**Applications:**

1. Michael Ferland/Fran Weichsel (2R/44) An application for an expanded deck on the west side of the principal structure located at 6 Little John Ln. Michael explained they would like to increase the size of their deck from approximately 4'x6’ to 9’x14’ and relocate the stairway. The well is on the north side of the house. Chris added it to the plan with the applicant’s permission. Bob A motioned the application is complete. Terry seconded the motion. After no additional discussion the motion passed 5-0. Terry motioned to approve the application and to issue permit 22-14. Bob A seconded the motion. After no additional discussion the motion passed 5-0.
2. John and Joyce Smith (4R/26B) a request to revise permit 22-11. John reported they would like to expand the bathroom. This will include frost walls. At the same time they would like to expand the den westwardly. The expansion would add 7’ to the bath and approximately 8’ to the den. They would also move the steps out approximately a foot on the east side of the house. It was noted there are no dimensions for the expansion indicated on the plan. Chris asked for a set of plans that have the dimensions. He also noted the plot plan proposes building right up to the 75’ line. A condition would be that the footers would not be poured until he determines they are not within the 75’ line. The members of the Board agreed this application is incomplete. The applicants were asked to submit a completed application for review at least one week before 7/20/22 (the next meeting of the Planning Board).

**Minutes:**

Minutes of the meeting of June 15, 2022 were reviewed. Terry motioned to approve the minutes of the meeting of June 15, 2022 with the aforesaid change. Jule seconded the motion. After no further discussion the motion passed 5-0.

**Old Business:**

None

**New Business**:

1. Kendzia - This will be reviewed at the July 20, 2022 meeting. This is a request to amend a subdivision. Chris explained the owners will provide a preliminary survey of the proposed lot change. The Board suggested things to consider for this process include: The status of the driveway, which would potentially become a “named road” if there are 2 or more houses on the driveway. There will need to be a letter of authorization. The drawing says there are 5.4 acres. The town has it listed as 5.0. This should be clarified. The owners have a copy of the original subdivision. When the application is submitted it should include the most current subdivision plan. Is there enough separation from the driveway for the lot to the north and this driveway?
2. Haley Blanco asked to discuss options for improvements to the principal structure located on 8U/34-1. The house is partially inside the 75’ zone. A description of what is being requested is included with permits. Haley explained she is representing Gary Hudson. He has hired her to create a design to add more square footage to the structure. Currently the front half of the house is within the setback. The back is not. He would like to dormer the front. The existing roof height is 21’4” above the medium of grade. It needs to be raised to 23’ to get livable space. Haley is attempting to explore the viability of this plan. Bob T explained the property owner should submit an application to the Planning Board. If turned down by the Board, the applicant may file an appeal with the Board of Appeals for a variance. Bob T noted it would likely come up for discussion that this is a nonconforming structure in the Shoreland Zone. It could be relocated as long as it meets rules and regulations to avoid becoming more nonconforming. If the structure was moved outside of the 75’ line there would be greater opportunities for expansion.

**Public Comment**:

**Other**:

Terry motioned to adjourn the meeting at 7:48. Bob A 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 July 20, 2022 at 7pm.