

Planning Board of Georgetown Maine

Minutes of the Meeting of 5 October 2022

Present:

Chairman: Bob Trabona
Members: Lisa Sabatine, Terry Taylor, Bob Arledge (remote),
Julie Pankey (remote)
CEO: Chris Wilcoxson (remote)
Selectmen Representative: Rich Donaldson
Public: Scott Murray
Haley Blanco

Call to order:

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

Applications:

- A. Scott and Leslie Murray (3R/7-11) An application for an improved principal structure located at 78 Bowmans Landing. This is for the replacement of a deck. An updated plot plan has been provided. The dimensions of the garage and breezeway are missing and were added by Scott at the meeting. Terry motioned the application for 3R/7-11 is complete. Lisa seconded the motion. After no additional discussion the motion passed 5-0. Terry motioned to grant permit 22-23 for 3R/7-11. Lisa seconded the motion. After no additional discussion the motion passed 5-0.
- B. Gary Hudson(8U/34-1) An application for improved principal and accessory structures located at 54 South Bay Road in the Shoreland Zone. Haley Blanco is acting representative. She noted Gary Hudson is planning to add 300 square feet on the back of the house which is outside of the 75' setback. The structure is nonconforming. He also wants to add a second story where the attic is currently located. To do that the slope of the roof needs to be changed. He wants to add stairs to the front of the cottage. G-1.0 indicates 7 feet of those stairs would be inside the setback. Chris confirmed the structure is not in the flood plain and has initialed that on the application. Chris has email notifications and responses from the 3 abutters regarding their notification of this application. They include Gary and Joan Newton, Hank Gemery, and Holly Noble. Chris will put these in the file. The structure is currently 2 bedrooms and will remain 2. At some point they would like to add a bunk room with 2 bedrooms, hence a 4 bedroom septic plan is provided. There was discussion about the distance of the structure from the lot lines at the north east corner. It was determined the changes will make the structure less nonconforming. The existing nonconformity is 15'. The nonconformity of the stairs after the changes will be 12'. The distance from the south boundary line was added to the plan by Haley. Bob T noted the Hudson's had previously received permit 22-07 to move the screened porch back. In so doing they made it less nonconforming. After the screen porch was relocated it went from 4' 3 and 3/4" to 9' 4 and 3/4". The application indicates phase 2 and 3. It should be noted this permit is for phase 1 only. On the drawings it says "for permit and pricing". Terry noted we should be permitting from a "construction set". Haley reported the existing attic is storage. Chris noted this property is predominately on ledge. Terry motioned the application for 8U/34-1 is complete. Bob A seconded the motion. After no additional discus-

sion the motion passed 5-0. Terry motioned to grant permit 22-24 for 8U/34-1 incorporating changes made in the meeting. Bob A seconded the motion. After no additional discussion the motion passed 5-0.

- C. Peter Swift (2U/5) 17 Foremothers Lane. The application is for an improved principal structure and new accessory structure. This application was previously presented at the 9/7/2022 meeting. Haley reported Jerry Mitchell looked at the property and proposed a septic plan. It can not be closer than 60' from the well. Chris has the authority to sign variance if it's 60-80' from the well. If not, the state must approve. The contractor suggested a 2 bedroom septic be installed. The original application appeared to be moving from a 1 to a 2 bedroom cottage. If that's the case, a 2 bedroom septic is adequate. Bob T asked if any plumbing is planned for the art studio. Haley reported that as of right now the owners are not sure they will build the art studio, but the builder recommended to permit it at the same time. The second floor of the cottage is currently storage. Haley noted there is a bed there now. The owners have not indicated this will be a bedroom. Chris asked that at the time the permit application is submitted to the Board, the plans for the property be submitted in writing along with it. Haley will get a letter from the owners stating how they plan to use the site.

Minutes:

Minutes of the meeting of September 21, 2022 were reviewed. Bob A motioned to approve the minutes of the meeting of September 21, 2022. Lisa seconded the motion. After no further discussion the motion passed 4-0. (Terry did not attend the meeting and therefore, did not vote.)

Old Business:

None

New Business:

- A. Building/Demolition Permit Ordinance change? Do we need to clarify paragraph 8? The members of the Board, including Chris agreed cleaning up the language would be helpful. Chris noted there are a number of situations right now where a building has been started, but not met 30% and no extension has been requested. If we clarify the ordinance it may be easier to enforce. Terry offered to streamline/clarify the verbiage.
- B. Application for the Building/Demolition Permit form - we added to the ordinance that photos were required if it was within the SLZ. We put the onus on the CEO to look at the photos to make sure they were submitted and then follow up. A line was added to the permit form, however, it never got put on to the town website. That needs to be put on the website. Terry volunteered to make sure that occurs.
- C. Discuss the LD 2003 Guidance from the State that Chris forwarded on Friday. There is reluctance to change any of our ordinances now until we know if the state is going to do.

Public Comment:

None

Other:

Terry motioned to adjourn the meeting at 8:11. 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 October 19, 2022 at 7pm.