

Planning Board of Georgetown Maine

Minutes of the Meeting of 2 November 2022

Present:

Chairman: Bob Trabona
Members: Lisa Sabatine, Bob Arledge (remote),
Julie Pankey
CEO: Chris Wilcoxson
Selectmen Representative: Rich Donaldson
Public: John Smith (remote)
Jeff Barbadora

Call to order:

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

Applications:

- A. Grant Emison (1U/47) 4 Ocean Avenue. Applicant - Bruce Plourde. The applicant was not present. Chris was asked to present. An application for an improved principal structure. This includes closing in a portion of the building to form a closet. It also includes the removal of two large water tanks and moving the platform they are on closer to the house to be utilized as a deck. Concern was expressed that the existing house is off of the lot, that is larger than the dimensions of the lot. The proposed new construction is the shed (the green area shown on the plan 3'8" x 4' 11") The footage of the deck indicated in blue is 8' x 17' and appears to be bigger than what the current space allows. Julie motioned to table the application for 1U/47. Lisa seconded the motion. After no additional discussion the motion passed 4-0. The members of the Board will do a site visit.
- B. Peter Swift (2U/5) 17 Foremothers Lane. Applicant - Haley Blanco Architecture. The application is for an improved principal structure and new accessory structure. This permit was originally presented to the Board on 9/7/22. The septic design is now being submitted to satisfy the Board's concerns. Haley explained the owners have contracted David Chartier who has contracted Jerry Mitchell. Mr. Mitchell is proposing the septic plan. The shed/garage has been added to the plan. The septic will be for a 2 bedroom structure. It has been approved by the state. It was noted on the HHE200 septic application the applicant is identified as David Chartier. There is no letter of authorization for Dave Chartier to sign the documents. Chris reported that is fairly common for the contractor to fill these out for the homeowner. On the variance request David Chartier is checked as the "agent" not the owner. Chris reported from the state's perspective this has been a long standing procedure/process. Chris noted this is the documentation submitted to the state and it has been approved. It was suggested we could require an after the fact signed document giving David the owner's authorization as a condition of the town's application process. The zone was updated from Shoreland to residential on the application. The square footage of the structures was updated as well as the lot coverage. Photos of the existing shed were added. The dimensions of the deck were added. The word "bedroom" was added to the existing bedroom. It was determined the Board does not have access to the most current drawings. For this reason it was asked that they be provided so that the application in it's entirety be considered at the next meeting. In addition a letter of authorization for David Chartier was requested for the next meeting. Julie motioned to table the application for 2U/5. Bob seconded the motion. After no additional discussion the motion passed 4-0.
- C. John and Joyce Smith (4R/26B). Applicant is David Matero Architecture. This is a request to amend Building Permit 22-11 a second time. John explained the change involves switching

the location of the 3 season porch with the dining area because it will lessen the disturbance of the property. On the east side of the house a full bath will be added along with a den. An open deck is now proposed where a portion of the dining area was initially planned. John reported the dimension for the sunroom from the upland edge is 80+ feet. It is not any closer than what was proposed before. A1.1 documentation shows the width of the deck on the south end is 12'6". The dimension of the width of the sunroom at the north end is not provided on the diagram. The E/W dimension of the north end of the sunroom is missing. It was determined to be 11'6". The dimensions of the den area are also missing from E/W at the north wall, and N/S on the west wall. It was noted the den has a full ensuite bathroom with a tub and shower and questioned whether or not that space is a bedroom. Mr. Smith reported the intent for this space is that it be used as a den, not a bedroom. The septic is rated for 3 bedrooms. L1.1 is an updated plot plan. It was determined the plot plan has been updated to reflect the exterior dimensions of the house. Julie moved to approve the amendments to building permit 22-11 for 4R/26B. Bob A seconded the motion. After no additional discussion the motion passed 4-0. The current expiration date of the permit is 5/11/23.

Minutes:

Minutes of the meeting of October 5, 2022 were reviewed. Julie motioned to approve the minutes of the meeting of October 5, 2022. Bob A seconded the motion. After no further discussion the motion passed 4-0.

Old Business:

None

New Business:

A. Permit 21-14 for an improved cell tower on lot 6R/17 was not acted upon. Crowne Castle is now requesting to proceed and are in need of a new permit. Jeff Barbadora, acted as representative from Crowne Castle. Bob T clarified the plan is to re engage modifying the tower at 425 Bay Point Road. Jeff explained it was originally a proposal by Verizon to co locate antennae inside the pole. The permit was issued 3/3/21. There were supply chain issues so all of the sites could not be built in the time the permits allowed. Verizon still wants to do the project. There are no changes proposed from the permit issued. They would like to build in 2023. Jeff verified the drawings from 3/2/21 submitted last time would be the same if they were to be resubmitted. Bob T suggested if the application itself has not changed, and nothing will be modified from the drawings submitted (Jeff verified that is correct), then a cover letter could be submitted. This letter should state that the expired application is the same, none of the structural details/antennae have changed, and it should be signed by someone in authority. If that occurs it was suggested the application could be considered complete. Mr. Barbadora was informed it will be necessary to resubmit the application for a building permit. All of the documentation for the tower application would cover all of the documentation required for the building permit. For purposes of clarity and transparency there should be a public hearing. The members of the Board agreed with this process. Crown Castle should submit a new application supported by previously submitted documents. A letter should be provided. There will be a \$500 application fee. A public hearing will be held. There will be an advertising fee incurred by Crown Castle. This should be in the paper 14 days before the date of the hearing.

Public Comment:

None

Other:

It was suggested we develop a definition for “bedroom” in our ordinance for future use. Bob A will draft wording.

Building/Demolition Ordinance. Terry is working on a revision for Section 8 - Permit Expiration. We have previously amended it to include ADUs. For clarity we should add “Tiny Homes” and a definition of a tiny home. Bob T has added language to be considered.

20-03 was approved by the legislature. It addresses the ADUs allowed on a plot of land. Alison Hepler has talked about a proposed amendment to the legislation that is related to population density. It was proposed that a letter of resolve be generated and submitted to Alison (or to the correct parties) by the Select Board of Georgetown. The members of the Board agreed this should occur. Chris noted 20-03 gives the town the ability to establish the maximum size of an ADU. He recommended we look at limiting the size of the ADU in our ordinance.

Julie motioned to adjourn the meeting at 8:44. Lisa 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 November 16, 2022 at 7pm.