Planning Board of Georgetown Maine

Minutes of the Meeting of 7, September 2022

**Present**:

Chairman: Chair - Bob Trabona (remote)

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

CEO: Chris Wilcoxson

Selectmen Representative: Rich Donaldson

Public:

**Call to order**:

1. Chairman Bob Trabona called the meeting to order at 7:02 pm.

**Applications:**

1. 9/7/22. Allison and Ken Lubin (1U/29A) An application for an improved principal structure and improved accessory structure in the Shoreland Zone at 2 Christopher Lane. Allison explained they would like to replace the roof and expand it. In addition they want to bring the deck around the side of the house. Chris clarified there is a holding tank in front, under the deck. The tank is supposed to be for gray water according to records provided. There is currently a traditional toilet in the cottage. It did have an outhouse at one point. The original application in 1993 was for a 1500 gallon holding tank. There is also documentation that there was approval for a 2000 gallon tank. A letter dated 5/10/93 indicates an upgrade to a conventional toilet is not allowed. The letter from the state predates the subsurface application approval by 2 months. It was suggested if the state is able to issue a letter saying the current system meets current standards that would solve the problem. Allison is unclear as to when the bathroom was installed. It was noted the dimensions on the plot plan are missing for the east, west, north, and south. There is no east dimension (corner of house to east line), the north side is also missing, and the south side regarding the new stair location. This is a nonconforming lot of record. It appears the new landing and stairs do not get any closer to the property line. However, the dimensions are required for the record to record it is not more nonconforming. The distance from the existing stairs and the proposed stairs to the lot line are required. The structure is on ledge. Therefore, a sediment control plan is not needed. Allison reported the existing shed will be moved. The dimensions will not change. There will be only one bathroom in the structure that will be moved to the first floor. The structure is now 2 bedrooms. It is proposed it will change from 1 to 2 bedrooms. The question regarding the septic system must be addressed. Allison, Chris, and the state will need to address this. It may involve a septic engineer as they may need to verify the size of the holding tank. Also note the application by the plumbing inspector was for a low volume toilet and for a 2 bedroom structure. Terry motioned to table the application until resubmittal. Bob A seconded the motion. After no additional discussion the motion passed 5-0.

9/21/22. Allison and Ken Lubin (1U/29A) Chris submitted an updated plot plan with the missing dimensions. Chris explained the bigger issue was the septic. Original application submitted 1993 permit issued 1995. It is believed there is missing paperwork. Chris reached out to the state, the state stated not revoking what is there and how it is being used but no expansion. 2-bedroom seasonal dwelling. Also, noted this is the best-case scenario for this property. Chris recommends the same as Brent Lawson from state that we recognize something took place in the past that we do not remove their right to use this. Bob reiterated that the state does not object. Discussion about a potential abutter issue about the height with restricting views was raised but this person did not attend the zoom meeting. Existing home is 1 bedroom/1 bathroom. Application is for 2 bedroom/1 bath. Roof will go from a gambrel roof to a straight pitch roof. Height is within the limitation of 35’. Clarification was made about the current system being approved for a 2 bedroom. Lisa motions to accept application as complete seconded by Bob A. Motion Passes 4-0. Lisa motions we grant permit 22-20, Bob A second’s motion. Motion passes 4-0.

1. Chris Ross (11R/14-F) Applicant: This application is to revise pier, ramp and float location.

Chris Ross explained how the survey was completed when they purchased the property. The marker that was used to mark the south corner of the lot ended up being a metal pipe not a property marker. When building the dock, they measured from that marker and after the dock was built it came to their attention that the dock was built 10 feet off.

Army Corp and DEP have approved the modification. Letter of support was also provided by Harbormaster.

Pier will now be 12 feet from the original 20-foot pier. Ramp and float will remain the same. All dimensions are noted on their plot plan. Approvals in hand by all applicable agencies. Lisa motions to approve the amendment of original application 11R/14-F previously approved as permit 21/23. Motion passes 4-0.

1. Philip and Susan Stevens (2R/46-A), Bryan Hayward, Morse and Doak Builders. Signed appointment of representation in hand for Bryan to represent Stevens. Bryan explains the updates being proposed to the property. One of which is a deck running across the front of the house would be added. Second is the two dormers on the bedrooms upstairs. Must comply with the Shoreland Zone last check box. Bryan checked it off and signed off on the change e. Lisa motions to approve application (2R/46-A) as complete, Bob A second. Motion passes 4-0. Lisa motions to grand permit 22/21 (2R/46-A) Bob A second. Motion passes 4-0.
2. Jason and Katherine Mondanaro (3R/7-7), Applicant: Mike White, Island Carpentry. Mike White was unable to attend. Discussion was had about the designs that look like a bedroom but marked as a den. Board discussed if we collectively are ok with the drawing. Bob A motions to accept application (3R/7-7) as complete, Lisa seconds the motion. Motion passes 4-0. Bob A motions to grant application (3R/7-7) issue permit 22/22, Lisa seconds. Motion passes 4-0.

**Minutes:**

Minutes of the meeting of September 7, 2022, were reviewed. Bob A motioned to approve the minutes of the meeting of September 7, 2022. Lisa seconded the motion. After no further discussion the motion passed 4-0.

**Old Business:**

None

**New Business**:

**Public Comment**:

None

**Other**:

Lisa motioned to adjourn the meeting at 7:55. 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 October 5, 2022, at 7pm.