Planning Board of Georgetown Maine

Minutes of the Meeting of 21, December 2022

**Present**:

Chairman: Chair - Bob Trabona

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

 Julie Pankey

CEO: Chris Wilcoxson

Selectmen Representative: Rich Donaldson

Public: David Johanson

**Call to order**:

1. Chairman Bob Trabona called the meeting to order at 6:58 pm.

**Applications:**

1. Bay Point of View, LLC/David Johanson (1U/49) An application for a new wharf located near 6 Ocean Avenue. David Johanson owns lots 49, 50, 51. All 3 lots are nonconforming. David reported he’d like to rebuild a dock that has some existing pilings. He hopes to bring back commercial fishing activity at Bay Point. Chris verified the Army Corp has given approval without conditions. DEP asked David to address the eel grass in the area and pay a specified amount. That has been completed as well. On the application the lot size was missing but was added (0.09 acres) with David’s permission. A hard copy of page 2 of the application has been completed and signed. Bob A forwarded the most current deed for the record with David’s permission. Chris clarified there is another pier on lot 50. There has been a survey done of the perimeter of the 3 lots, not the interior of them. It was noted the lot lines are not clear on the plan. The pier to be rebuild is visible as of 2013 (Google Earth). In 2014 it is gone. There was a permit by rule to rebuild in 2015 and then again in 2017. In 2016 partial construction was done to rebuild the pier. In 2018 it shows it continues to be in nonfunctional condition and has continued to be in this state. There was discussion about “grandfather” of a structure and how/if it applies to this situation. Discussion about nonconforming lots of record and the ability to build on them if set back requirements are met ensued. The members of the Board agreed if this lot is considered a nonconforming lot of record, the pier could be rebuilt on it, however the property lines must be identified so that setbacks can be determined. The need to confirm the other pier (to the north) as located in its entirety on Lot 50 was discussed. In addition, the possibly of combining lots 49 and 51 was considered. David reported all abutters have been notified, however, the application lacks a copy of the letter and proof of notification. David was asked to provide these. In addition, David was asked to investigate further, and provide information about the pier on Lot 50, specifically, is it located in its entirety on lot 50 and is it more than 20 feet from the lot line? It was suggested a survey might be the best way to determine this information. Terry motioned to table application for 1U/49 until revised documents showing the existing dock/float are associated with lot 50 only are received. In addition a copy of the letter to the abutters and receipts documenting those letters have been sent was requested. The setback on the north side should also be included on the plan. Bob A seconded the motion. After no additional discussion the motion passed 5-0.

**Minutes:**

Minutes of the meeting of December 7, 2022 were reviewed. Terry motioned to approve the minutes of the meeting of December 7, 2022 with the aforesaid changes. Bob A seconded the motion. After no further discussion the motion passed 5-0.

**Old Business:**

1. Continuing review of draft ordinances - Building-Demolition Permit Ordinance revisions were reviewed. There was discussion about commercial structures and whether or not Section 3, line item G should address the permitting of such. All commercial structures, principal or accessory shall require Planning Board permitting. Terry moved to incorporate into the Building Demolition Permit Ordinance section 3, line G “all commercial structures principal or accessory”. Julie 2nd. After no additional discussion the motion passed 5-0.
2. Shoreland Zoning Ordinance revisions were reviewed. The section regarding the requirement of photos as mandated by the state was not included in our ordinance last year. This is currently being added for approval by the town at the next town meeting. (Section B.4, page 12) The wording as proposed states photos must be “taken”. It was agreed it should read “…photos must be taken and submitted no later than 20 days…”
3. Terry offered a document for the Wireless Communications Ordinance. The members of the Board were asked to review the document to be addressed at the 1/4/2023 meeting.

**New Business**:

None

**Public Comment**:

None

**Other**:

Terry motioned to adjourn the meeting at 8:28. 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 January 4, 2023 at 7pm.