Planning Board of Georgetown Maine

Minutes of the Meeting of 7, December 2022

**Present**:

Chairman: Chair - Bob Trabona

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

 Julie Pankey

CEO: Chris Wilcoxson

Selectmen Representative: Rich Donaldson

Public: Jeff Barbadora (remote)

 Haley Blanco

 Jonathan Lobozzo (remote)

 Peter Wilhelm

**Call to order**:

1. Chairman Bob Trabona called the meeting to order at 7:03 pm.

**Applications:**

1. CCATT LLC (6R/17A) Applicant - Jeff Barbadora. An application for renewing the alterations to the cell tower located at 425 Bay Point Road, original permit issued was 20-31. No changes are prosed to the original approved application. Bob T opened the public hearing. Jeff explained the proposed work is for Verizon Wireless to attach their antenna to the cell tower and install their ground equipment for a full cell site. Three antenna will be put on the outside of the pole. There will be ground area where a concrete pad will be located. A permit was previously approved. It expired and work has not been completed. No changes are being made to the work approved previously. There was no public comment. Terry motioned to close the public hearing for Crown Castle. Bob A seconded the motion. After no additional discussion the motion passed 5-0. Jeff reported all federal permits are up to date on this project. It was noted the original application was for 6R/17. The current is for 6R/17A. Jeff clarified that was an error and approved Bob T making the correction so that the current application reflects 6R/17. Terry motioned the application for 6R/17 is complete. Bob A seconded the motion. After no additional discussion the motion passed 5-0. Terry motioned to approve the building permit for 6R/17 and to grant permit 22-26. Bob A seconded the motion. After no additional discussion the motion passed 5-0.
2. Peter Wilhelmi (14U/16A) An application for an improved principal not in the Shoreland Zone located at 23 North End Road. This is for the replacement of a side deck with ramp and a front landing with steps. Peter explained there is currently a deck on the structure that needs replacement along with the steps. A contractor was secured. In order to stay within his window of available time the replacement deck and a wheelchair ramp were built. There were handicap accessibility issues, therefore the need for prompt attention to this matter. Peter has been in communication with Chris during the process. Terry moved the application for 14U/16A is complete. Bob A seconded. After no additional discussion the motion passed 5-0. Terry motioned to grant permit 22-27 for 14U/16A. Bob A seconded. After no additional discussion the motion passed 5-0.
3. David and Martha Clayton (8U/1). Applicant Burnham and Lobozzo Builders, LLC., Jonathan Lobozzo. An application for a new principal structure not in the Shoreland Zone located off Loop Road. The proposed structure is an approximately 2200 sq.ft., 3 bedroom home with a garage and potential bonus room over the garage. Chris noted the subsurface waste permit was approved in April 2022 (permit 1923). The leach field is within the allowable distance from a “wet area’. The application indicates it is not in the Shoreland Zone. However, the south corner is within 200’ of the ocean based upon information in the erosion site plan (page 7 of 24). The application must be changed to reflect this, and the document for “Shoreland Zoning Ordinance Condition” must be completed and signed. The elevation of the structure is 29’ from the existing mean grade. One page 1 of 12 of the documentation Bob T, with Jonathan’s approval, made an amendment to indicate “29’ mean grade”. The well has not been installed. It was noted the proposed location must be 100’ from the septic field. Once the final location is determined Jonathan was asked to notify Chris so it can be added to the plan. Jonathan reported there is no intention to use the bonus room as a bedroom. There will be no bathroom in that area. Terry moved the application for 8U/1 is complete pending revision of the application to reflect it is in the Shoreland Zone and the receipt of the signed document for the Shoreland Zoning Ordinance Condition. Bob A seconded. After no additional discussion the motion passed 5-0. Terry motioned to grant permit 22-28 for 8U/1 pending revision of the application to reflect it is in the Shoreland Zone and the receipt of the signed document for the Shoreland Zoning Ordinance Condition. Bob A seconded. After no additional discussion the motion passed 5-0.
4. Peter Swift (2U/5) - Applicant Haley Blanco Architecture. An application for an improved principal structure and a new accessory structure at 17 Foremothers Lane. The permit was originally viewed by the board at the 9/7/22 meeting. The septic design is now being submitted to satisfy the Board’s concerns. Haley provided a letter stating Peter is appointing David Chartier as a second authorized agent. The permit for the septic has been signed by Chris and the state. David has completed the erosion control plan. The drawings of the shed have been added and it is included in the lot coverage. The septic permit shows the location of the well. The existing septic/leach field is shown. On document A1.0 the word “bedroom” and the dimensions of the deck have been added. All changes are indicated in red on the plan. There is also a letter from Peter explaining how the property will be used. Terry moved the application for 2U/5 is complete. Bob A seconded. After no additional discussion the motion passed 5-0. Terry motioned to grant permit 22-29 for 2U/5. Bob A seconded. After no additional discussion the motion passed 5.0.

**Minutes:**

Minutes of the meeting of November 16, 2022 were reviewed. Terry motioned to approve the minutes of the meeting of November 16, 2022 with the aforesaid changes. Bob A seconded the motion. After no further discussion the motion passed 5-0.

**Old Business:**

1. Ordinance updates - The Wireless Permit Application does not have an application form. Terry volunteered to draft such form.
2. The letter of resolve regarding affordable housing has not yet been reviewed by the Select Board, but the Board will do so at their next meeting. July 1, 2025 is now the possible implementation date for LD 2003. The members of the Planning Board were asked to review the minimum lot size ordinance with LD 2003 in mind in preparation for the 12/21/22 meeting. Rich suggested we ask MMA if an ordinance can be drafted and approved at town meeting that indicates if LD 2003 takes effect then so does this ordinance.
3. Definition of bedroom as proposed by Bob A was reviewed. It was agreed minimum floor area of 100 square feet should be considered a bedroom. The members of the Board agreed to adopt the definition of “Bedroom” as proposed and add it to the Building/Demolition Permit Ordinance.
4. Building Permit/Demolition Ordinance section 9G should be reworded to not only include construction but also demolition. It was proposed it be revised to read: “Any contractor doing work under a building permit issued under the Ordinance must provide for private disposal of the construction/demolition waste…” The Board agreed, if it requires a permit, the waste must be disposed of somewhere other than the transfer station.

**New Business**:

None

**Public Comment**:

None

**Other**:

Terry motioned to adjourn the meeting at 8:27. 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 December 21, 2022 at 7pm.