Planning Board of Georgetown Maine

Minutes of the Meeting of 3, May 2023

**Present**:

Chairman: Chair - Bob Trabona

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

CEO: Chris Wilcoxson

Selectmen Representative: Rich Donaldson

Public: Chris Farrington

 David Warren (remote)

**Call to order**:

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

**Applications:**

1. Stefan (Chris) and Karen Farrington (3R/7-6) An application for a new principal dwelling located at 21 Peacock Lane. Stefan (Chris) explained they plan to build 2 structures over time. They are applying for one right now. They are proposing one septic designed for 4, plus 2 bedrooms. The current structure proposed is being called “the shop”. It is a 2 car garage with an apartment above. There will be one bedroom on the second floor. Chris is waiting for the final drawings. He has instructed the individual(s) doing this to keep the maximum height of the structure below 35’. The garage will be a drive out. The apartment will be a walk out. Directly behind the house is a cliff/drop off. The difference in elevation is 15-18’. Chris F was asked to notify Chris W once excavation begins to fill in the blank on the forms regarding height of the structure. Lisa motioned the application is complete with the condition the height of the building will be added. Bob A seconded the motion. After no additional discussion the motion passed 4-0. Lisa motioned to grant the application for 3R/7-6 with the condition that the actual height of the structure is provided, and grant permit 23-05. Bob A seconded. After no additional discussion the motion passed 4-0.
2. David Warren and Maranda Miller (8U/33) An application for an improved principal structure at 54 S. Bath Road in the Shoreland Zone. David explained they would like to change a hip roof to a gable roof. The current roof is in poor repair. It needs to be re shingled. While doing that they would like to change the style. There will be no change in height. The ridge line will be extended. There are no plans to change any of the architectural structure inside. They will not be adding to the living space. Lisa motioned the application is complete. Bob A seconded the motion. After no additional discussion the motion passed 4-0. Bob A motioned to approve the application for 8U/33 and grant permit 23-06. Lisa seconded. After no additional discussion the motion passed 4-0.
3. Willa and Simon Abel (2R/44-I) Application for an improved principal structure at 41 Deer Run. Willa explained they want to add an additional bedroom, bathroom and screen porch to the structure. Willa clarified 4.58 is the correct lot size. The entire parcel was conveyed. Willa clarified the deck will be 16’x10’. She authorized the correction on the application which has the deck at 16.5’x10’. The existing structure has 2 bedrooms and will have a total of 3 after the changes. Chris noted the copy of the subsurface waste plan will be signed. He will add the permit number and date to the subsurface waste plan. Lisa motioned the application for 2R/44-I is complete. Bob A seconded the motion. After no additional discussion the motion passed 4-0. Lisa motioned to approve the application for 2R/44-I and grant permit 23-07. Bob A seconded. After no additional discussion the motion passed 4-0.

**Minutes:**

Minutes of the meeting of April 19, 2023 were reviewed. Bob A motioned to approve the minutes of the meeting of April 19, 2023 as amended. Julie seconded the motion. After no further discussion the motion passed 4-0.

**Old Business:**

1. Review recommended amendments to the Building/Demolition Ordinance and Minimum Lot Size Ordinance. There was discussion about changes proposed by the town attorney.
2. Revisit Solar Energy Ordinance changes - At the last Planning Board meeting it was agreed maximum allowable height should be changed from 12’ to 22’. Bob A noted 22’ is lower than the allowable height (35’) of a home. It was noted not all homes are at 35’ height. It was discussed with the set back required a solar array would not impact someone else’s yard. It was suggested without additional information we leave this ordinance pertaining to solar arrays as it currently reads.

**New Business**:

1. Next meeting date - 5/24/23 to hold the public hearing for the cell tower and the planning board meeting. No meeting on 5/17/23.

**Public Comment**:

None

**Other**:

Lisa motioned to adjourn the meeting at 8:56 . Julie 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 May 24, 2023 at 7pm.

1. - An application to replace a deck with a smaller footprint than the original. This will be attached to an existing two-bedroom additional dwelling that is linked to the principal by a deck. Only a sliver of this property is in the Shoreland Zone. Terry motioned the application is complete. Bob A seconded the motion. After no additional discussion the motion passed 4-0. Terry motioned to approve the application for 7U/3 and grant permit \_\_\_\_\_. Bob A seconded. After no additional discussion the motion passed 4-0.
2. David and Katheryn Trigg (4R/1-A) 726 Five Island Road. An application for an improved structure not in the Shoreland Zone. This is for the conversion of a garage to an additional dwelling unit. No changes are proposed to the building externally except the addition of a porch. Terry motioned the application is complete. Bob A seconded the motion. After no additional discussion the motion passed 4-0. Terry motioned to approve the application for 2U/1 and grant permit \_\_\_\_\_. Bob A seconded. After no additional discussion the motion passed 4-0.

**Minutes:**

Minutes of the meeting of April 5, 2023 were reviewed. Terry motioned to approve the minutes of the meeting of April 5, 2023. Bob A seconded the motion. After no further discussion the motion passed 3-0. Lisa abstained.

**Old Business:**

1. Solar Energy Ordinance

**New Business**:

**Public Comment**:

None

**Other**:

Terry motioned to adjourn the meeting at 8:53. Lisa seconded the motion. After no additional discussion the motion passed 5-0.

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