Planning Board of Georgetown Maine

Minutes of the Meeting of 18, January 2023

**Present**:

Chairman: Chair - Bob Trabona

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

CEO: Chris Wilcoxson

Selectmen Representative: Rich Donaldson

Public: Steven Theodore (remote)

 Jared Harriman (remote)

 Geoff Birdsall (remote)

 Laura Kendzia (remote)

 Maggie O’Toole (remote)

 Jim Ellis (remote)

**Call to order**:

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

**Applications:**

1. Jim Ellis (8U/26) - Applicant - Steven Theodore. An application for demolition and replacement of a non-conforming principal structure located at 19 Promontory Way. Also included is a carport with two bedrooms. This application was tabled from 1/4/23. Site visit occurred and new plot plan has been provided since last meeting. Steven noted the lot is .08 acres, much of it in woods with steep slopes and shallow ledge. The existing house is partially within the 75’ foot set back. In light of constraints attempts have been made to move the structure back to the greatest practical extent. Other restrictions on the site is the access through a right of way. The area is prone to VE28 zone force winds. The building must be approximately 11 feet above the existing grade per FEMA requirements. The new elevation as dictated by the coastal construction requirements will be higher than the current level (proposed approximately 27’). Under the carport there would be parking. The building has been shifted to the west to address the proximity of the stairs to the setback. The size of the deck has been reduced by 5’. This nets a subtraction of 198 sq ft from the structure. It was suggested to move the structure back further from the 75’ line would impinge upon vehicular access. The building, as proposed is less non conforming. There was discussion about whether or not the structure could be moved back toward the parking area. It was noted by members of the Board the proposal of the additional carport and parking area has forced the primary structure to remain located, at least in part, in a nonconforming location. If the additional structure was not proposed then the primary structure could likely be placed outside of the 75’ set back. It was noted the Planning Board is charged with moving the structure to the greatest practical extent. The members of the board were in agreement that the primary structure can be made less non conforming than what is being proposed. Terry motioned to table the application for 8U/26 until resubmitted by the applicant. Bob A seconded. After no additional discussion the motion passed 5-0.
2. Laura Kendzia (4R/15J) Applicant: Harriman Construction - Jared Harriman. An application for a new principal dwelling on a newly formed lot inside the Higgins Subdivision, divided off lot 15-E. Bob T recused himself from the discussion as he resides in the Higgins Farm subdivision. Terry assumed the role of Chair. Jared explained the proposed structure is a single story home with a partial full basement. There is no well or power on site at this time. The application does not currently contain a signed authorization for Jared to speak Laura’s behalf. Laura gave verbal approval for Jared to serve as her representative and offered to forward the signed document. Laura explained her attorney advised she not create a new deed until the property is sold because right she owns it all. Once the big house is sold to Laura’s daughter a new deed will be created. Several months ago the Planning Board approved the dividing of lot 15E. That survey, with the new lot formed, was registered with the registry of deeds. The town of Georgetown is not yet recognizing a new lot. This application was done with lot 15E. Without a deed the town will not recognize a new lot and is looking at this as one lot, which will make this a secondary dwelling unit versus a primary dwelling on the new lot. The application indicates lot 15J. There is no such lot as 15J. It was noted the only deed registered with the registry of deeds is from 1997. Chris reported the plan that was submitted to us previously is recorded at the registry. Jared clarified there is a 3 bedroom septic design but the house is designed as 2 bedrooms. The office could be used as a 3rd. Laura indicated the basement would be used as storage. The plot plan is missing the dimensions of the building. The proposed plan indicates “possible” building site. Jared approved removing the word “possible”. The lot size is 5.41 acres. The lot should be identified as 4R/15E. N/A was indicated on the application where it addresses septic and needs to be corrected. This is now an application for a secondary principle structure. It should not be identified as lot 15J. Lisa motioned that the application is complete contingent on the receipt of written authorization for Jared to act as representative, indication on the application this is a secondary dwelling, the receipt of an updated plot plan with dimensions of the structure, the removal of the word “possible” for site location, the removal of N/A as it pertains to “one copy of septic plan” and changing 15J to 15E. Bob A seconded the motion. After no additional discussion the motion passed 4-0. Bob A motioned we approve the application for 4R/15E and grant permit 22-31 for a second principal structure contingent on the receipt of written authorization for Jared to act as representative, indication on the application this is a secondary dwelling, the receipt of an updated plot plan with dimensions of the structure, the removal of the word “possible” for site location, the removal of N/A as it pertains to “one copy of septic plan” and changing 15J to 15E. Lisa second. After no additional discussion the motion passed 4-0. Bob T resumed role of chairman.

**Minutes:**

Minutes of the meeting of January 4, 2023 were reviewed. Julie motioned to approve the minutes of the meeting of January 4, 2023 with corrections noted. Bob A seconded the motion. After no further discussion the motion passed 4-0. Terry abstained (absent from meeting)

**Old Business:**

1. Ordinance revisions review (cont’d) - Proposed changes to the Building Demolition Permit Ordinance were reviewed.
2. LD 2003 - The members of the board requested additional time to look at the document with in an effort to determine if any changes need to be made to any of our ordinances.

**New Business**:

Bob T reviewed the current budget. Last year’s total budget was for $500. Terry moved to accept the new budget with no changes from last year. Bob A seconded the motion. After no additional discussion the motion passed 5-0.

**Public Comment**:

None

**Other**:

Terry motioned to adjourn the meeting at 9:04 . 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 February 1, 2023 at 7pm.