Planning Board of Georgetown Maine

Minutes of the Meeting of 4, January 2023

**Present**:

Chairman: Chair - Bob Trabona

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

CEO: Chris Wilcoxson

Selectmen Representative: Rich Donaldson

Public: David Johanson

Steven Theodore

Steve Carpenter

Kate Carpenter

Jim Ellis

Maggie O’Toole

**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. Steven (architect) noted the intent is to replace the structure built in 1958 with a new structure setting it back to the greatest possible extent. This is affected by the lot size, the foundation, erosion, and other structures. The foundation of the existing structure is on posts and is in the flood plane. (VE28 zone) This particular location is VE29. The new elevation of the building must be at elevation 31. The existing building is 23.7. In order to move beyond the 75’ set back an area approx. 60x60 would have to be cleared. A net addition of approximately 50 sq. ft is being proposed (adding 71 sq. ft in one area but reducing the square footage of the deck by 24 sq. ft). There will be a replacement septic system for the 3 bedrooms in the main house and 2 in the carport. The calculation for the areas of the existing and proposed structure were requested as there is a question of whether or not what is proposed exceeds the 30% allowable increase. There is a spa proposed with a gravel surround which should be included in the impervious surface total. The well is not yet sited. Kate Carpenter, an abutter voiced a desire to keep as much of the current tree stock in place as possible. Bob A suggested there may be options to locate the structure so that its position is less nonconforming and suggested a site visit. The car port will have plumbing so cannot be classified as a bunkhouse. It doesn’t qualify as an accessory dwelling because it doesn’t have a kitchen. Based upon our current ordinance this structure as proposed is not in violation. Drawing L001 is being called the plot plan. It was pointed out that it does not have all of the elements required in the application. Chris pointed out LD1809 is an act that exempts houses in this situation that have to be lifted to bring them out of the flood plain. This state statute is submitted for consideration in this case because this structure will be higher than what Georgetown’s ordinance allows. Steven reported the posts have been designed by a structural engineer to address wind and wave action. The members of the Board agree a site visit must occur. A copy of the calculation for the additional 30% increase in area in the 75’ zone was requested. It was asked that markers be placed on the property (flags that denote the relative size of the lot/proposed structure). Lisa motioned to table the application for 8U/26 pending a site visit. Julie seconded. After no additional discussion the motion passed 4-0.
2. 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. This application was tabled at the 12/21/22 meeting. Per Planning Board request a copy of the letter of notification of abutters and certified receipts are now included in the application. The requested updated plot plan is now available. The new survey shows the existing pier is completely on lot 50. The pier that David would like to rebuild is on lot 49. The issue of whether or not lot 49 and 51 need to be combined was addressed. The pier to be replaced was not in existence since some time between 2014 and 2016. This means it exceeds the 2 years allowed to rebuild and the lot is now considered vacant. Nonconforming lots was reviewed (12E subparagraph 3 Shoreland Zoning Ordinance). It was suggested based upon the ordinance lots 49 and 51 must be combined. Lot 50 has a structure on it and is grandfathered. David is willing to combine the two lots. Bob A motioned the application for 1U/49 is completed pending documentation that lots 49 and 51 have been combined. Lisa seconded the motion. After no additional discussion the motion passed 4-0. Bob A motioned to grant permit 22-30 for IU/49 pending receipt of the deed of the combined lots 49 & 51. Julie seconded. After no additional discussion the motion passed 4-0.

**Minutes:**

Minutes of the meeting of December 21, 2022 were reviewed. Julie motioned to approve the minutes of the meeting of December 21, 2022. Bob A seconded the motion. After no further discussion the motion passed 4-0.

**Old Business:**

1. Continuing ordinance amendment discussion.

**New Business**:

Philip Francis contacted Chris regarding an application for another tree house. There is question if what is being proposed fits the definition of a bunk house. It will have a bedroom, but no bathroom. However, if the primary tree house is a rental, then what is being proposed does not fit the definition of a bunk house, as a bunk house is to support the guests of an owner who is the primary resident of the primary structure.

**Public Comment**:

None

**Other**:

Lisa motioned to adjourn the meeting at 8:43. 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 January 18, 2023 at 7pm.