Planning Board of Georgetown Maine

Minutes of the Meeting of 1, February 2023

**Present**:

Chairman: Chair - Bob Trabona

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

CEO: Chris Wilcoxson

Selectmen Representative: Rich Donaldson

Public: Steven Theodore (remote)

Jim Ellis (remote)

Maggie O’Toole (remote)

Jeff Moore

Brad Moore

Emily Chandler

Philip Francis (remote)

**Call to order**:

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

**Applications:**

1. Jim Ellis (8U/26) - at 19 Promontory Way 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 and 1/18/23. Supporting documents are a new plot plan and copies of previously proposed plans for reference. Bob T recused himself as chair. Terry assumed the role. Steven reviewed what has previously occurred. The original plans included 954 square feet in the Shoreland Zone. On 1/18/23 that was reduced to 852 sqft in the Shoreland Zone. At this time the proposal involves moving the building out of the SLZ with the exception of a small portion of deck (leaving the structure 68 square feet within the 75 foot zone of the water). There is an accessory building proposed. There are boulders placed around the perimeter of the parking area. Additional decking is proposed to get from the upper to lower portion of the structures.The lift station will be relocated to the south. The coverage increase is 15%. Steven clarified that the area under the deck is nearly 14’ in height. The plan is to use the space as ancillary storage with some screening. There are no plans for building on the lower level outside of the perimeter of the first-floor deck. The ancillary structure is 31’ high. The members of the Planning Board requested a new set of drawings for the record. Lisa motioned the application for 8U/26 is complete pending the receipt of a new set of drawings. Bob A seconded. After no additional discussion the motion passed 4-0. Bob A motioned to approve the application for 8U/26 and grant permit 22-32 pending the receipt of the revised drawings. Julie seconded. After no additional discussion the motion passed 4-0. Bob T resumed role of chairman.
2. Jeff Moore and Emily Chandler (11R/16) located at 82 White’s Cove Lane. Application for a new second dwelling unit. The lot is 3 acres and located in the Shoreland Zone. Chris explained in early December the lot was transferred to Emily and Jeff. There is an existing, functioning two-bedroom house on the property. It is Brad and Heidi’s home. A new one-bedroom mobile home is being proposed. New septic for the site has been approved. The dwelling will be on a slab on grade. If approved there will now be a total of 3 bedrooms on the parcel with 2 septic systems with two separate leach fields. It was noted while the dimension of the buildings are on the plot plan, the outline of the buildings are not. There is a right of way for the existing leach field. It was noted that while the family indicates they plan for a one-bedroom structure, the plans include two other rooms with closets, large enough to be used as bedrooms. It was noted at this point the town ordinance does not have a specific definition of a bedroom. Bob A argued that if the rooms are indistinguishable from bedrooms and can be used as bedrooms, the Planning Board has the discretion to consider them as bedrooms for permitting. On the application where it states acreages it should say 3 “acres”. The correction was made. Amanda has a true copy of the deed on file. There isn’t a copy of plans that indicate elevation of the structure. There is a photo that states the building is 14’7”. The board agreed to forego a drawing instead using the photo as proof of height. Terry moved to accept the current submission as sufficient for elevations. Lisa second the motion. After no additional discussion the motion passed 5-0. Terry motioned the application for 11R/16 is complete. Lisa seconded. After no additional discussion the motion passed 5-0. Terry motioned to approve the application for 11R/16 and grant permit 22-33. Lisa second. After no additional discussion the motion passed 4-0. One opposed (Bob A).
3. Philip Francis (R2/9) at 25 Turtle Hill Rd. An application for a new dwelling unit - Bedroom treehouse in the Shoreland Zone. Philip explained they would like to build a tree house dwelling. It will have one bedroom with a balcony. There is no water or wastewater associated. There is an existing bathroom in the accessory structure that will be used. This is a rental structure. The last tree house was built 6 years ago. An additional principal structure can be built 5 years after the original. Terry motioned the application for R2/9 is complete for the construction of a bedroom/treehouse. Lisa second. After no additional discussion the motion passed 5-0. Terry motioned to grant permit 22-34 for R2/9.   
   Bob A seconded. After no additional discussion the motion passed 5-0.

**Minutes:**

Minutes of the meeting of January 18, 2023 were reviewed. Julie motioned to approve the minutes of the meeting of January 18, 2023. Bob A seconded the motion. After no further discussion the motion passed 5-0.

**Old Business:**

1. Review of draft ordinance revisions - At the last meeting there was a review of the Building/Demolition Ordinance. There was discussion about the use of a tiny home as a rental - to be used as such not less than 90 days. It was noted legislation allows a municipality the ability to establish terms of use for a tiny home. For this reason the changes proposed are agreed upon.
2. LD 2003 - Will the legislation require any changes to our ordinances? Georgetown’s Comprehensive Plan and how it relates to water resources was discussed. The members of the board agreed at this point in time there do not need to be modifications to our ordinances.

**New Business**:

1. Lisa suggested that if, in the future we have situations where a nonconforming structure on a nonconforming lot is to be re constructed, the members of the Planning Board do a site walk.
2. Chris discussed information about a potential application. The entire building is inside the 75’ line. The members of the board suggested the owner present at a Board meeting, followed by a site walk.
3. Terry proposed the Board review the Wireless Communication Facilities Permit Application form at the next meeting.

**Public Comment**:

None

**Other**:

Lisa motioned to adjourn the meeting at 8:38. Terry 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 15, 2023 at 7pm.