Planning Board of Georgetown Maine

Minutes of the Meeting of 15, 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: Jason Ullman

 Brian Berry

 Linda Berry

 Charlie Collins

 David Pangburn

 Caroline Leggett

**Call to order**:

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

**Applications:**

1. Brian and Linda Berry (11R/12) - at 11 Piccadilly Circus. Application for the demolition and replacement of a principal dwelling inside the Shoreland Zone. The existing structure is entirely inside the 75’ zone. The proposed structure is moved approximately 10 feet back. Brian explained they would like to turn their summer cottage into a winterized, year round residence. There is a room in the building labeled as an office. Bob A noted it could be used as a bedroom. He also noted, according to the FEMA flood map, the existing house is partially in the flood zone. There is a 17’ flood zone. The lot size on the application should be indicated as square feet, not just 40,000. Bob T received authorization from the Berrys to make that correction. Chris reported the design flow of the septic was implemented in 1992. He noted it is a full system as it stands and is adequate for the proposed project. The height of the proposed structure was discussed. Bob T referenced the Shoreland Zoning Ordinance which indicates the maximum height may not be made greater than 20’ or the height of the existing structure, which ever is greater within the 75’ zone. Bob T clarified the existing height is 21’6”+/-. The proposed new structure to the peak is 25’6” +/-. The ordinance disallows that increase. Chris clarified any portion of the structure that remains within the 75’ zone area must follow the ordinance. Bob A noted the Shoreland Zoning Ordinance requires the building be built back in a manner that makes it less non-conforming to “the greatest extent possible”. Brian indicated they do not have interest in moving the location of the structure. Bob T noted it is the responsibility of the Planning Board to determine if the replacement of the structure can be moved further back from the 75’ zone. If the property does not allow that, then the board's role is to offer the greatest practical extent as an option. Bob T noted a couple of the neighbors have written letters about the drainage. He read the letter from the owners of 9 Piccadilly Circus. They expressed concerns regarding the reconstruction of the structure in it’s current location due to water drainage. There was a second letter to the board from the owners of 12 Piccadilly Circus. They also expressed concern about drainage issues and a desire to have these addressed prior to the construction of a new structure. Bob T noted the Planning Board does not have the authority to address drainage issues. Those will have to be dealt with between abutters and the Berrys. Terry motioned to table the application for 11R/12 pending a site investigation by the Planning Board. Bob A seconded the motion. After no additional discussion the motioned passed 5-0. The site walk was scheduled for noon on 12/18/23. Brian asked if they could do anything to the cottage where it is right now. Chris clarified in it’s current location in the Shoreland Zone 50% of the monetary value of the house can be removed and rebuild.

**Minutes:**

Minutes of the meeting of February 1, 2023 were reviewed. Bob A motioned to approve the minutes of the meeting of February 1, 2023 as amended. Terry seconded the motion. After no further discussion the motion passed 5-0.

**Old Business:**

1. Continued discussion of the effects of LD 2003 on Georgetown ordinances. Bob T proposed changes to the Minimum Lot Size Ordinance sections 3.2.1 and 3.2.2 as they pertain to the area of a lot and the capacity of the septic system. Under the proposed changes the area of the lot size is not identified in sections 3.2.1 and 3.2.2. However, the minimum two acre lot size remains in place as part of the ordinance. It was noted reference to 4.2 needs to be removed from the ordinance. Bob A noted the verbiage on the ordinance indicates it was adopted on June 18, 1983 and asked does that impacts grandfathering and the dates they are effective?Terry moved we accept the changes to 3.2.1, 3.2.2. and 3.2.3 to the Georgetown Minimum Lot Size Ordinance. Lisa seconded. After no additional discussion the motion passed 5-0.

**New Business**:

1. Solar Energy Ordinance: Does it need amending? There is a contractor in town who is proposing a solar energy array that is 22.25 kilowatts. Our ordinance indicates residential arrays generate a capacity of less than 20 kilowatts. Should the ordinance be changed to increase residential capacity beyond 20 kilowatts, and should there be an increase in the square footage of the panels allowed? Terry offered to look into what the square footage for a 30 kilowatt array would be, and will report to the board at the next meeting.
2. The letter written by the Planning Board the regarding LD2003 was reviewed. The rules committee has asked for input. There will be a hearing on 3/1/23. Comments will accepted until 3/13/23. Terry suggested the letter previously written by the Planning Board be redistributed to the members so it can be reviewed and commented upon at the next meeting. Once a final draft is agreed upon, the letter will be submitted to the Rules Committee.
3. Application for the wireless communication facility permit will be resent to the members of the board by Terry. It will be reviewed at the 3/1/23 meeting.
4. There was a question at the last meeting regarding a subdivision. If, after 5 years, does the clock get set to zero. After 5 years, is it possible to build two more structures?
5. Rich reported the Selectboard wants to remove out of the ordinances all fees currently controlled by town boards, and put them on a fee schedule that can be collected and adjusted, as appropriate by the members of the Selectboard. Terry motioned to accept Selectmen Rich’s recommendation that we remove the fees from the Planning Board ordinances and allow them to be determined by the Selectboard. Bob A seconded. After no additional discussion the motion passed 5-0.

**Public Comment**:

None

**Other**:

Terry motioned to adjourn the meeting at 9:07. 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 March 1, 2023 at 7pm.