Planning Board of Georgetown Maine

Minutes of the Meeting of 19, April 2023

**Present**:

Chairman: Chair - Bob Trabona

Members: Bob Arledge (remote), Terry Taylor

CEO: Chris Wilcoxson (remote)

Selectmen Representative: Rich Donaldson

Public: John Hentz

 David Trigg

 Austin Trigg

 Chris Farrington

 Gert Walter (remote)

 Kathy Walter (remote)

 Nichole Johnson (remote) - Maine Solar Solutions

 Nick Buccarelli (remote)

 Larry Tenney

**Call to order**:

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

**Applications:**

1. Julie and Nick Buccarelli (7U/3) 113 Loop Road. This is 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. Nick explained there was a deck across the front of the building. The deck has been removed. They are proposing to put a deck in its place that will be 16’ wide by 12’ deep, to be centered on the building, facing Loop Road. The old deck was approximately 8’ deep and 36’ wide. Nick indicated the posts for the old porch sat on concrete hockey pucks. Nick has issued a good faith statement that erosion control will be taken care of. The letter indicates they will follow “our” erosion control plan. He anticipates 6 holes will have to be dug. The ledge is close to the surface so very little soil will be moved. Terry motioned the application is complete. Lisa seconded the motion. After no additional discussion the motion passed 4-0. Terry motioned to approve the application for 7U/3 and grant permit 23-04. Bob A seconded. After no additional discussion the motion passed 4-0.
2. David and Katheryn Trigg (4R/1-A) 726 Five Islands Road. This is for the conversion of a barn to an additional dwelling unit. No changes are proposed to the exterior of the building except the addition of a porch. David explained they have an existing structure they’d like to turn into an accessory dwelling unit. The proposed ADU is currently a barn and will have 1 bedroom in it. There will be 2 dwelling units, both with their own septic. Discussion of whether or not the lot would support this occurred. There are 2.9 acres. A two acre lot will support the main house. There is an additional .90 acres (.75 is required) which will support a single bedroom ADU. The septic system for the main house, as reported by David was newly constructed. It has a 1000 gallon tank and capacity for 3 bedrooms. The proposed septic for the ADU will support a 2 bedroom structure. Chris noted the only thing needed to approve the plan is a signature from Mr. Trigg. Mr. Trigg signed the building permit application. He explained the study on the first floor may be converted to a guest room. For this reason he relabeled it “proposed bedroom”. 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 4R/1-A and grant permit 23-03. Bob A seconded. After no additional discussion the motion passed 4-0.

**Minutes:**

Minutes of the meeting of April 5, 2023 were reviewed. Bob T - noted section D is unclear and may need revision. Section D - Apron - should read “approved”. 2nd page - Terry motioned “the” should read “that”. Terry motioned to approve the minutes of the meeting of April 5, 2023 as amended. Bob A seconded the motion. After no further discussion the motion passed 3-0. Lisa abstained.

**Old Business:**

1. Mr. and Ms. Walter spoke regarding their proposed solar array. Mr. Walter shared information about his property and the proposed location for the array. The 3’x5’ sets of panel arrays would be mounted on 2 poles. The linear footage is reduced in this way. The panels will be outside of the Shoreland Zone. The plan places them at a height of 17.5’. They will be 500watt panels. Mr. Walter shared they had considered alternatives to their proposal but came to the conclusion that the current plan requires the least amount of tree removal. In addition, it fits best in regards to the topography of the land, and is the least intrusive to others in that it is restricted from view. There was discussion regarding whether or not a different configuration of the panels would be feasible. Nicole reported that would require many more poles and the array would still exceed 12’ in height. John H expressed his support of the proposed location. It was noted the Planning Board does not have the authority to increase the allowable height on ground mounted solar arrays. The current ordinance states it must be 12’. The process would be to change the ordinance by a vote of the town at town meeting in June. If the Planning Board agrees in a change of height, that will be proposed to the Selectboard. If the Selectboard approves the change, it will be put on the town warrant for voting at town meeting. If approved the changes will go into effect on 7/1/23. Then the Walters can resubmit/amend their application. It would be reviewed in July.
2. Solar Energy Ordinance - Bob A offered a proposal to address the height of an array. In the proposal a 22’ high array would be at least 44’ from a property line. Terry motioned to adopt the proposal by Bob A that adds to section 9 (2)(B). “Any solar photovoltaic cell, array, or support structure for cells or arrays, shall be subject to a maximum height when oriented at maximum tilt, of one foot of height for every two feet horizontally it is set back from the closest property line or road right-of-way, up to a maximum height of 22 feet. Lisa 2nd. The motion passed 4-0.

**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.

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 April 19, 2023 at 7pm.