Planning Board of Georgetown Maine

Minutes of the Meeting of 5, July 2023

**Present**:

Chairman: Chair - Bob Trabona

Members: Bob Arledge, Julie Pankey, Lisa Sabatine, Terry Taylor

CEO: Chris Wilcoxson

Selectmen Representative: Rich Donaldson

Public: Jason Ullman

 Gert Walter (remote)

**Call to order**:

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

**Applications:**

1. Joyce Oliver (5R/19) Applicant: Jason Ullman - An application for an improved principal structure at 266 West Georgetown Rd. This proposal is to remove a 21’x17’ portion from the back of the house and replace it with a 15’x17’ addition. Jason explained there is ledge under and off of the back part of the house. The plan is to tear that off, reframe it, and make it a bit smaller. It is currently two stories (kitchen - ground floor, bedroom second floor). It is an existing 3 bedroom home and will remain such. There is no plumbing on the 2nd floor. The septic plan issued in 2003 is for 3 bedrooms. The current roof has no pitch. The new will likely be approximately 20’ in height. Terry motioned the application is complete. Bob A seconded the motion. After no additional discussion the motion passed 5-0. Terry motioned to approve the application and grant building permit 23-16. Bob A seconded. After no additional discussion the motion passed 5-0.
2. Gert Walter (2U/1) An application for a ground mounted solar array at 689 Bay Point Road. This was tabled from the 4/5/21 meeting. Gert noted since the last presentation the ordinance was changed to allow a maximum of 22’ for a ground mounted solar array. They are proposing their maximum height in the winter would be 22’ or less. The angle of the array will change depending on the season. It was noted the diagram of the array shows dimensions of twenty feet, eight and 1/16 inches by eighteen feet, seven and 1/8 inches. This is discrepant from the sheet titled “Your Project Calculations”. Gert explained the arrays are set on a pole with one pivot point. The poles heights are not adjustable, but the panels can pivot. Rich noted if the locks fail and the panels go completely vertical, the height of the entire array is then pertinent and could be higher than 22’. It was asked if a stop could be placed on the pole to stop the array from moving to a height greater than 22’. Gert agreed to make sure this occurs. It was noted an erosion control plan is not required. The section of the property is not, in fact in the Shoreland Zone. There is a section on the plan that reads 215’. It is incorrectly labeled. The house is in the Shoreland Zone, but this project is not. Gert authorized Bob T to make the change of 215’ to 250’ on document L1.2. Bob A motioned Mr. Walter have the supplier put a stop on the pivot to restrict it to a maximum height of 22’ or less. Terry seconded the motion. After no additional discussion the motion passed 4-0 (Bob T abstained). Terry motioned the application is complete. Lisa seconded the motion. After no additional discussion the motion passed 4-0. Opposed 1 (Bob T). Terry motioned to approve the application with the additional motion by Bob A previously approved and grant permit number 23-17. Bob A seconded the motion. After no additional discussion the motion passed 4-0. Opposed 1 (Bob T).
3. Rick Cliffe (2R/44L) Chris W presented for Mr. Cliffe. This is an application revision for 14 roof mounted solar panels at 19 Wils Way. Chris explained it is a 5.67 KW system. There are 3’ along the ridge and 3’ on one side. Chris has provided the deed to be added to the packet. There is an issue with a limited plot plan (E-100) submitted which does not show all of the pertinent information. The assignment of representative document is incorrect. There is no lot number of tax map on the application. Terry motioned the application be tabled until a plot plan and corrected application, and notice for representation is submitted. Bob A seconded the motion. After no additional discussion the motion passed 5-0. It was noted in the packet is a letter indicating the structure is sound. There is no evidence of this. That needs to be addressed.

**Minutes:**

Terry motioned to approve the minutes for the meeting of 7/5/23 with amendments noted. Bob A. seconded. After no additional discussion the minutes were approved 5-0.

Bob A motioned to approve the minutes of the 5/24/23 Public Hearing. Julie seconded. After no additional discussion the motion passed 4-0. Terry abstained.

**Old Business:**

**New Business**:

1. Little River Farms subdivision: sale of lots 4 & 5 to Inland Fisheries and Wildlife. Bob T noted he received a phone call from Alison Truesdale of Inland Fisheries and Wildlife. There are 18 lots in the subdivision for Little River Farms. IF&W are purchasing 2. In the paperwork is a declaration of easement rights, protective covenants and reservations. The last paragraph indicates it can be amended by majority vote and amendments shall also be approved by the town of Georgetown’s Planning Board. It was discussed that town ordinances do not pertain to the issues noted with the exception of building time allowed. Rich has contacted MMA and researched the minutes of past town meetings. He did not find a past town warrant article regarding this issue. The issues regarding the easements, covenants, etc. in the deeds for this subdivision are not within the purview of the Planning Board. Rich recommended waiting for legal counsel. Once obtained the Selectmen could address this via a letter from them cc’d to chair of the Planning Board and to the president of the Little River Farms Association. The members of the Board agree this is not a Planning Board issue.
2. Bob T shared a letter from the United States Department of Interior. The Planning Board determined it appropriate to pass the letter on to the Select Board.
3. There was discussion about applications received and the legibility. It was agreed going forward black ink must be used. A paper copy and an electronic copy will be required.
4. It was noted the Solar Ordinance needs to be revisited - height, area, roof structure. Also there is a need to consider how residential use compares to commercial (area, kilowatt hours, etc.)
5. Shoreland Zoning Ordinance - Non-conforming structures - a structure removed by more than 50% of market value allows 18 months to get a permit to rebuild. If a structure is removed by less than 50% of market value, then 12 month is allowed by permit (info is from the State Department of Environmental Protection). This discrepancy needs to be addressed with the state. Also needed is discussion regarding how 50% of the value is established. How should “Market value” be interpreted?
6. Rich asked if the Planning Board will entertain delegating the home/structure mounted solar arrays to the CEO similar to a secondary structure? It was clarified this would have to be a change of ordinance.

**Public Comment**:

**Other**:

Terry motioned to adjourn the meeting at 8:52. 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 July 19, 2023 at 7pm.