Planning Board of Georgetown Maine

Minutes of the Meeting of 24, May 2023

**Present**:

Chairman: Chair - Bob Trabona

Members: Bob Arledge, Julie Pankey, Lisa Sabatine

CEO: Chris Wilcoxson

Selectmen Representative: Rich Donaldson

Public: Mike Carter - Sagadahoc Communications

Jim Hebert - Black Diamond Consultants

Chet Hebert

Richard Dembowski

Marcus and Cathy Headley

**Call to order**:

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

**Applications:**

1. Reid Birdsall (4R/14) Applicant: Black Diamond Consultants, Representative: Jim Hebert. Application for a new wireless communications tower on the property of Reid Birdsall located off Five Islands Rd. Mike Carter reported this tower and its location would best service the Town of Georgetown and the county of Sagadahoc. Federal funds will cover the entire project. Jim Hebert reported the water run off from the driveway will be relieved as it runs down the road so very little will reach 127. Jim noted the plans for the road have already been approved by a professional engineer. The application has a waiver request for a metal versus wood fence. Mike reported there is not an option for co loading on another tower. That has been investigated. Rich reported it has been an exhaustive search to find the best/right spot for optimum coverage. Bob T asked that a letter be drafted that indicates the owners of the other 3 towers have been contacted and it has been determined none of those are viable options. The drawing for the tower indicates it will be 175’. Mike reported the transmit and receiver antennae are added to the top which makes it 193’, but the steel goes to 175’. The checklist of required items was reviewed and approved as complete. Bob A motioned the application for the wireless communication tower is complete contingent on receipt of a letter documenting the owners of the other 3 towers in town were contacted and it was determined those sites are not appropriate for co location. Julie seconded the motion. After no additional discussion the motion passed 4-0. Bob A motioned to approve the application for the wireless tower contingent on the receipt of the letter indicating the owners of the other towers have been approached regarding co location. Julie 2nd. After no additional discussion the motion passed 4-0. Bob A motioned to grant the building permit 23-08 contingent on the receipt of the letter indicating the owners of the other towers have been approached regarding co location. Julie seconded. After no additional discussion the motion passed 4-0. Bob A motioned to approve the building permit application contingent on the receipt of the letter indicating the owners of the other towers have been approached regarding co location. Julie seconded the motion. After no additional discussion the motion was approved 4-0.
2. Richard Dembowski (3R/31E) An application for a new principal structure in the Shoreland Zone at Flings Cove Road. Application was previously approved as permit 20-24. That permit expired with only one barn completed. This is for the house and attached garage. The foundation has been put in for the house. Richard reported nothing has been changed from the initial application. The current application reflects 2020. Richard permitted Bob T to change it to read 2023. The septic permit indicates it is for a 3 bedroom house and a 1 bedroom in law apartment. It was noted there are no plans submitted for the in law apartment. Richard reported he resubmitted a plan to indicate the bedroom over the garage. It was noted that other than the septic permit there was nothing in the current plans that indicate the 4th bedroom. Chris provided the material that was submitted for the original application. There is an addendum that adds a sunroom and a deck. There is nothing that indicates a bedroom/in law apartment over the garage. The floor plan for an in law apartment needs to be provided as part of the current application. Bob A motioned to table the application until the receipt of the plan for the in law apartment is received. Julie seconded the motion. After no additional discussion the motion passed 4-0.
3. Tiffany Dumas (14U/12) Applicant: Marcus and Cathy Headley. Application for a new principal dwelling not in the Shoreland Zone at Old School House Road. This was previously approved as permit 19-11 and was never acted upon. Marcus explained they have moved the structure back on the property. They had a septic design by Thomas Longley. He has sent documentation that nothing has changed. Chris received that and the plan is complete. The structure will include three bedrooms. There are no interior plan presented which are needed as part of the application. The lot is a non-conforming lot of record. Marcus reported there is no well at this time. They anticipate they will drill the well at a later date. They have not yet contacted a well driller. Lisa motioned the application for 14U/12 is incomplete. Bob A seconded the motion. After no additional discussion the motion passed 4-0.
4. Marcus and Cathy Headley (13U/45) Application for a new principal dwelling not in the Shoreland Zone at 97 Old School House Road. This structure is proposed on a non-conforming lot of record. Marcus reported they purchased the property in 2014. At the time there was a trailer on it. That was removed in approximately April of 2022. The septic and the well are there. They hope to set the structure back further than the trailer was located. There is a need for blasting. Chris reported he has talked with Dale Savoy. He acknowledges there was a septic test pit. There is proof that there is a septic system but it is difficult to know anything about it. Chris has searched the records for the design plan, but can not find one. Therefore, there is no information about its age or capacity. Marcus reported the trailer was 2 bedroom and was being used as such. Rich reported there was a septic system there but it may have been installed without a permit. It was recommended in order for the current building plan to move ahead it will be necessary to get a design engineer to look at the current septic system to make an evaluation as to what it is, it’s current status, and provide a document that gives proof it can be used for a 2 bedroom structure. If not, a new system design must be presented with the application. Bob A motioned to table the application for 13U/45. Lisa seconded the motion. After no additional discussion the motion passed 4-0.

**Minutes:**

Minutes of the meeting of May 3, 2023 were reviewed. Julie motioned to approve the minutes of the meeting of May 3, 2023. Bob A seconded the motion. After no further discussion the motion passed 4-0.

**Old Business:**

**New Business**:

There was discussion about LD 2003. Chris has two documents he will share with the board regarding this legislation.

**Public Comment**:

None

**Other**:

Lisa motioned to adjourn the meeting at 8:18. Julie 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 June 7, 2023 at 7pm.