Planning Board of Georgetown Maine

Minutes of the Meeting of 21, June 2023

**Present**:

Chairman: Chair - Bob Trabona

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

CEO: Chris Wilcoxson

Selectmen Representative:

Public: Andy McGillivary

 Jennifer Stanley

 Noah Watson (remote)

 Jonathan Feiger

 Marcus Headley

**Call to order**:

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

**Applications:**

1. Marcus and Cathy Headley (10U/16) Application for an improved principal structure on Sequinland Rd. This is a wraparound porch approved along with the principal structure under permit 19-10. The porch wasn’t acted on within the two-year permit limit. Marcus reported when the original plan was permitted there was a porch proposed on the east and south sides pf the structure. Marcus extended it to the north side. There is a 20’ extension to what was on the original plan. He acknowledged there is currently construction going on. It was clarified there is one year allowed to complete a building project once a permit is granted. An extension of one year can be given by the Codes Enforcement Officer if th time lapses. Because Marcus did not renew, or apply for a new permit, he is building without one. Marcus reported the house has been under construction for the last 3-4 years. The structure is conforming, but on a nonconforming lot - outside of the Shoreland Zone. Therefore abutters do not need to be notified. It was noted the front stairs are different than what is shown on the plan. Marcus reconfigured the drawing to reflect the current location of the stairs. The stairs are approximately 8’ wide at the top and 12’ at the base. 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 23-11. Bob A seconded. After no additional discussion the motion passed 5-0.
2. Tiffany Dumas (14U/12) An application for a principal structure at Old School House Rd. This application was tabled at a previous meeting. Enclosed is the new house plan and updated septic design. Marcus has provided a drawing that reflects a structure with 3 bedrooms. The plan no longer includes a second floor. There is an approved septic design. Chris reported it was renewed by the site evaluator. The subsurface waste disposal shows 125’ to a well. This is Marcus’s well (on the neighboring lot). The structure is far enough away from the stream on the property. There is no usable space over the garage. 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 permit number 23-12. Bob A seconded the motion. It was clarified the permit is good for 1 year. Before the year is up, Chris must be contacted if the project is incomplete. He can issue a 1 year extension. After Marcus would have to reapply for a permit. After no additional discussion the motion passed 5-0.
3. Chad Campbell (3R/8A) An application for an improved principal structure at 449 Five Islands Rd. This is for the addition of a 12’x16’ studio room with no plumbing. Chris is presenting for Chad. The structure will be one open room. Chris added the lot size to the application (3.67). 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 23-13. Bob A seconded. After no additional discussion the motion passed 5-0.
4. Eric and Jennifer Stanley (11U/24A) Application for a new principal structure at 8 Oak Rd. Jennifer is hoping to build a 2 story modular home. It will have 3 bedrooms, 2 bathrooms, and a garage. It was noted the property is not in the Shoreland Zone so an erosion control plan is not required. Chris reported there is a wetland area but it is considerable distance from the proposed structure. The well has not yet been located. The elevation is 27’4”. 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 23-14. Bob A seconded. After no additional discussion the motion passed 5-0.
5. Jonathan Feiger (5R/23-7) Application for roof mounted solar panels on both the principal and guest houses at 73 Rotunda Hill Rd. The documentation provided states Sarah Clifford is authorized to act on the behalf of the owner. Noah Watson works for Re-Vision. He is present via zoom. Sarah is not. Jonathan added Noah’s name to the authorization form. There will be 49 panels on the main house and the remainder will be on the guest house (35). Noah explained one array will be on a pitched roof, the other on a flat roof. The 3’ pathway will be on the right edge of the main house. The eastern edge of the array will be 3’ from the parapet which will be all the way around. To meet the intent of the ordinance there must be a 3’ setback on two of the sides. Noah reported that exists. The south and eastern edge would provide the best access to the roof as well as a deck off the north side that has stairs to the flat roof. The westerly side has the most difficult access to the roof. Document E200 is a representation of the plan. The smaller hatch squares are trays located against the roof and are used to mount the panels. The panels are at 10 degrees. The front of the trays are about an inch off the ground and the back rises to about 5”. The trays can be pushed in so that none of them stick out past the edge of the panels. A200 is the safety plan. It was asked the dimensions be added to that plan. The edit will be provided to Chris. The Board asked for 2 sides on design A200 that have 3’ clearance. Noah stated there will not be clearance across the left side. Terry motioned the application is complete pending the receipt of dimensions on the safety drawing. Bob A seconded the motion. After no additional discussion the motion passed 5-0. Terry motioned to approve the application and grant building permit 23-15 pending the receipt of the dimensions on the safety plan. Bob A seconded. After no additional discussion the motion passed 5-0.

**Minutes:**

Bob A motioned to approve the minutes for meeting of 5/24 with amendments noted. Julie seconded. After no additional discussion the minutes were approved 4-0 (abstained Terry). Terry motioned to approve the minutes of the 6/7/23 meeting with the changes noted. Bob A seconded. After no additional discussion the motion passed 5-0.

**Old Business:**

**New Business**:

1. Ordinance updates: There was discussion as to whether or not a full plot plan is needed for an application for a sign. There was discussion about aligning the time allowed to complete a project when 50%, or less than 50% of a structure is being replaced. Right now less than 50% allows 12 months while more than 50% allows 18 months. There was discussion about the height of solar panels and how tall should an allowable ground array be. There was discussion about the need for a state wide definition of “bedroom”. Should we attempt to approach our elected officials about this?

**Public Comment**:

None

**Other**:

Terry motioned to adjourn the meeting at 8:36. 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 5, 2023 at 7pm.