Planning Board of Georgetown Maine

Minutes of the Meeting of 7, June 2023

**Present**:

Chairman: Chair - Bob Trabona

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

CEO: Chris Wilcoxson

Selectmen Representative: Rich Donaldson

Public: Marcus Headley

 Rick Dembowski

 Brian Berry

 Andy Dunbar, Thayer Engineering

 George Spray

 Charlie Collins

 Zach Bryenton

 Ann Whitty

 Jonathan Taggart

**Call to order**:

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

**Applications:**

1. Richard Dembowski (R3/31E) at Flings Cove Rd. Application for a new principal structure in the Shoreland Zone. Application was previously approved as permit 20-24. That permit expired with only the barn completed. This is for the house and attached garage. The foundation for the house is in place. Application was tabled from the meeting of 5/24/23. Requested documentation has been submitted. It was noted there will be dormers on the main house. The ceiling is a cathedral. There is no second floor. The barn is one floor, with no bedrooms and has already been constructed. 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 23-09. Bob A seconded. After no additional discussion the motion passed 5-0.
2. George Sprague (R10/22) at 1157 Five Islands Rd. An application for a principal structure - A 25’ diameter yurt. Previous structure was demolished under permit 22/17CE. George explained they would like to build a yurt on the property. There will be minimal ground disturbance. There is an existing well/septic that will be used. This will not be a year round residence for George. Chris located the permit for the existing system that was installed as a 2 bedroom in 1986. This system replaced one that was installed in the 50’s. It was suggested the existing septic be inspected to document it is still a functioning system as it has not been used for a period of time. Chris added to the site plan, with George’s permission, the circumference of the yurt and the distance from the perimeter to the lot lines. Terry motioned the application is complete pending the receipt of a subsurface waste inspection by a licensed professional. Bob A seconded the motion. After no additional discussion the motion passed 5-0. Terry motioned to approve the application and grant permit number 23-10 pending the receipt of a subsurface waste inspection by a licensed professional. Bob A seconded the motion. After no additional discussion the motion passed 5-0.
3. Jonathan Taggart (R4/15G) A submission of survey to subdivide his property inside the Higgins Subdivision. Bob T recused himself from the discussion and Terry assumed the role of Chair. Anne explained they would like to carve a 3.3 acre lot off of existing land they own to create a building site. Terry clarified as this is a preliminary discussion no decisions will be made. Terry noted the Taggarts do not have to go through the subdivision process. There have been 2 modifications in this subdivision. Others have been allowed to show the piece of property being subdivided as well as a location map of the entire subdivision. The following components will be required: lot identification and owner(s), names of all adjacent owners, and the location map. Once the division is approved by the Planning Board it will need to be recorded within 30 days with the county registry of deeds. Bob resumed the role of chair after discussion ended.
4. Tiffany Dumas (U14/12) Applicant: Marcus and Cathy Headley. Application was tabled last meeting awaiting floor plan showing number of bedrooms. Marcus noted things have been changed since their last presentation. The structure is now larger. Marcus offered two copies of the plans. There is a small room above the garage. The structure proposed has 3 bedrooms on the first floor and an art studio on the second. The site plan must be updated to reflect the new dimensions. For this reason, and because the documentation of plans was just presented to the board and not in advance of the meeting as required, Terry motioned to table the application. Bob A seconded the motion.Terry noted the bonus room can not be used as a bedroom as the septic is not designed for four bedrooms. After no additional discussion the motion passed 5-0.
5. Brian Berry (R11/12) at 11 Piccadily Circus. An application for the reconstruction of a principal structure inside the Shoreland Zone. This application was tabled at the 2/15/23 meeting. Andy Dunbar of Thayer Engineering explained the Berrys want to upgrade their home to a year round structure. They would like to expand the structure by 30%. They do not want to relocate the structure and have decided not to tear down the existing structure. Andy referenced section 12C-4 on page 6 of the Shoreland Zoning Ordinance which takes into account market value of the property. The Berrys have had an appraisal done. It places the value of the current property at $695,000. The land was valued at $408,000. An allowance of $11,000 was made for the septic. This values the structure at $276,000. Fifty percent of that is $138,000. Mr. Dunbar suggested the ordinance takes into account the market value of what is being removed. For this reason the Berrys would like to replace that dollar amount and expand by 30% away from the water and to the south. The entire foundation will be retained. If no expansion is made, the work will be right on top of the existing foundation. If an expansion is done, there will need to be some support constructed. The height is currently 28 1/2 feet. They are proposing to take the deteriorated wood and replace it, which will leave the foundation only. Chris pointed out there is nothing in the valuation of the property that indicates what the foundation is worth. The current structure has a crawl space and a partial basement. It was noted the structure is, in part, in a flood zone. It was determined the Planning Board will require a statement from an appraiser indicating the portion left of the structure is more than 50% of its value. It was determined the appraiser must offer an estimate of the value of the structure, not the value of its location. Mr. Berry asked if the 50% is allowed, will he be allowed to add 30%? It was suggested if the 2 waterfront side positions are held, that is allowable. Terry motioned to table the application. Bob A seconded. After no additional discussion the motion passed 5-0.

**Minutes:**

Lisa motioned to table the minutes of the meeting of May 24, 2023. Julie seconded the motion. After no further discussion the motion passed 5-0.

**Old Business:**

**New Business**:

Chris reported LD 1706 passed the House today. It must still go through the Senate.

Bob A noted the state has no definition of a bedroom. He’d like to encourage our representatives in the legislature to create a definition.

**Public Comment**:

None

**Other**:

Terry motioned to adjourn the meeting at 8:33. 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 June 21, 2023 at 7pm.