

Planning Board of Georgetown Maine

Minutes of the Meeting of 5, April 2023

Present:

Chairman: Chair - Bob Trabona
Members: Bob Arledge (remote), Julie Pankey, Terry Taylor
CEO: Chris Wilcoxson
Selectmen Representative: Rich Donaldson (remote)
Public: Jared Austin, Richard Griffin, Gert Walter, Nicole Johnson, Larry Tenney, Haley Blanco, John Smith, Ray and Allie Lockar, Brian Berry, Andrew Dunbar, Ali and Carlos Barrionuevo

Call to order:

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

Applications:

- A. Destinie Griffin (R5/1E) - An application for an improved principal structure located at 82 W Georgetown Road. This is for a 10'x16' game room/storage addition with no plumbing. 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 R5/1E and grant permit 23-01. Bob A seconded. After no additional discussion the motion passed 4-0.
- B. Gert Walter (2U/1) Applicant - Solar Solutions. An application for the addition of ground mounted solar panels to 689 Bay Point Rd. Plan L-1B shows 6 long panels, not two panels as the applicant suggests. For our purpose we are reviewing the two long panels with 15 panels. Terry mentioned we do not allow signage on personal systems. Solar Solutions representative stated that there will be no signage. Maximum height allowed in the ordinance is 12' total array height in application at full tilt is 17.44'. This does not conform to our ordinance. Date of the deed 3/25/19 should be added to the application, Bob T added. Nicole said they would go back to the drawing board and try to work within the solar ordinance. Terry motioned to table the application. Julie P seconded the motion. After no additional discussion the motion passed 4-0.
- C. Gary Hudson (8U/34-1) Applicant - Haley Blanco. An application for two structures at 64 South Bay Road - a barn and a cottage. The cottage will have two bedrooms and plumbing. This will equal 4 bedrooms total between the main house and proposed new structures. 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 8U/34-1 and grant permit 23-02. Bob A seconded. After no additional discussion the motion passed 4-0.
- D. Johan and Joyce Smith (4R/26B) A proposal for Beaver Valley Road. To amend the apron bed building permit 22-11 originally issued on 5/11/22. This has been previously amended on both 7/20/22 and 11/2/22. Terry motioned to approve the amended plan. Bob A seconded. After no discussion the motion passed 4-0.
- E. Ray and Allie Lockard (8R/16). An application for a new principal structure at 372 Sequinland Road in the Shore Land Zone. Adding a 3000 square foot principle structure closer to the water. Septic flow design has a 3000 gallon tank. Septic states for black water only. Discussion about septic systems. The septic system is not completed for the proposed new dwelling. The application is not complete without the complete septic design. Applicant was requested to provide the field evaluation as well. Applicant notified abutors which was not necessary. Still needs an erosion control plan. Applicants asked about reducing the size of

the current septic and may decide to do a septic redesign after the new build is complete. They were advised to work with the Plumbing Inspector at the point they wish to make any changes. Chris put a checklist together for applicants of the missing items and what is needed for a resubmission.

Terry motioned the we table the application. Bob A seconded the motion. After no additional discussion the application is tabled 4-0.

F. Brian and Linda Berry (11R/12). The Berrys have hired an **landscape** architect and would like to ask clarifying questions to the Board regarding 11 Piccadilly Circus. The Berry's are not interested in moving the structure but want to explore using the **current curing** structure. Mr. Dunbar asked a series of questions to clarify what the Berry's can do so that they can come back to the board with a new plan using the existing structure rather than moving the structure back. The building cannot be made more non-conforming. A reminder was issued to keep the maximum height in mind. Two options: keep home on the existing foundation and reconstruct it under the guidelines of the ordinance or move the structure back. Mr. Dunbar will look at the options and come back to the board.

G. Questions from Gray Havens Inn, discovery session.

Quick discussion with Chris about the solar application and clarification.

Minutes:

Minutes of the meeting of March 1, 2023 were reviewed. Terry motioned to approve the minutes of the meeting of March 1, 2023 as amended. Julie P seconded the motion. After no further discussion the motion passed 3-1.

Old Business:

New Business:

Public Comment:

None

Other:

Terry motioned to adjourn the meeting at 8:54. Bob A 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.