Planning Board of Georgetown Maine

Minutes of the Meeting of 1, March 2023

**Present**:

Chairman: Chair - Bob Trabona

Members: Lisa Sabatine, Bob Arledge (remote), Julie Pankey (remote) Terry Taylor

CEO: Chris Wilcoxson

Selectmen Representative: Rich Donaldson

Public: Chad Hebert

 Jim Hebert

 Vincent Bosso

**Call to order**:

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

**Applications:**

1. Gary Newton (8U/34) - at 62 South Bay Road. Application for an improved principal structure. This is to enclose a small porch that is non-conforming from the lot line setback. Vincent Bosso is representing the Newtons. There is currently a porch on the structure. The Newtons want to screen it in, and put a roof over it. The current structure is not built to specification so it would need to be restructured. This would involve new carrying beams and new floor joists. The footprint will be the same. Because the design as presented includes a 6” overhang which would make the structure more nonconforming,Vincent offered to eliminate this overhang. The roof of the deck will be about a foot down from the soffit. It will not be higher than the existing roof. The berm is silt fence on the erosion control plan. The existing posts will be replaced with 6x6 versus the current 4x4 posts. There will be minimal digging because the ground is mostly ledge. 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 for 8U/34 and grant permit 22-35. Bob A seconded. After no additional discussion the motion passed 5-0.
2. Reid Birdsall, Owner (R4/14) Jim Hebert, Black Diamond Consultants, Applicant. Pre application meeting for a new wireless tower located off Five Islands Rd in the vicinity of Higgins Mountain. Jim noted the applicant is Sagadahoc County (Mike Carr is the Director of Communications) Black Diamond is the agent. The access road will come off Rte 127. A driveway permit has not yet been secured. The setbacks for the tower will be met. The tower will be used for emergency (911) calls by the county. The tower is designed for additional carriers but Sagadahoc County would need to decide if they want other carriers. The access road is 400’. The tower will be located on a 100’x100’ area. Within that is a 50’x50’ developed area where the tower will be positioned. It will be fenced in. There will be a parking area. An erosion control plan will be provided. Once the application is approved a geotech study of the site will be done and the plans for the foundation will be developed based upon that study. That information will be provided after it is available. The compound is approximately 300’ from the road and approximately 240’ from the nearest property line. The access road is approximate 10% grade around the 0-50’ marker. The maximum grade is about 22%. The road is crowned so the water will run to the ditches. There are turn outs built into the road so the water can flow back into the property. The turnouts are designed to minimize the velocity of the water flow. There will be a culvert down by Rte 127 where there is currently a ditch. It is not yet represented on the drawings. The plan is to wait for direction from the Department of Transportation about this. The piers will be above ground and the foundation below ground. The reserve tenant will be Sagadahoc County. The other 4 will be available for co location. From the parking area there is a vehicle gate and then a man gate. There will be an 8’ fence with barbed wire on the top surrounding the compound. They would prefer not to have a 7’ wooden fence for security reasons. The current drawing indicates the tower elevation is 180’ but it will be reduced to 171’ (center line). It is a self-supported lattice tower constructed of galvanized steel. There will be no lights on the tower, nor will there be lighting at the lower elevations. The electrical supplied to the tower is currently designed to be above ground from the road. The last pole will be 50’ from the compound and will go underground from there. The tower is located in a wooded area. There will be no generator on site. The location is currently 5 Islands Road with no specific address assigned. It is a 40 acre piece of property (R4/14). Mike Carter is the contact with Sagadahoc County. The checklist was reviewed to determine what information needs to be submitted. **Section 8A3A** General - **All items are required**. **Section 8A 3B** Tower and Site - **There are 9 items listed. All but item 7 are required**. **Section 8A3C** - Construction Documents - **All items are required**. **Section 8A3D** Lot assessment - **All items are required**. **Section 8A3E** Location - **All items are required**. **Section 8A3F** - **All items are required**. **Section 8A3G** Finish and Color - **is required**. **Section 8A3H** Space and Bulk Requirements - **All items are required**. **Section 8A3I** - Colocation - **The item is required**. **Section 8C2** Structural Design Standards - **Items A,B,C and E are required (D does not apply)**. **Section 8C3** Radiation Standards - **That item is required**. **Section 8C4** - Aesthetics - **Items A and E are required**. The application fee of $500 will be required and the cost of the newspaper advertisement of public hearing. The site walk will occur on 3/16 at 12:30 with a rain/snow date of 3/17 at 12:30. Two copies of the supporting materials were requested for submission to the Planning Board along with a digital copy. The public hearing will take place on 4/5/23 at 6:00. Black Diamond should come prepared with a site map and a diagram/picture of the tower.

**Minutes:**

Minutes of the meeting of February 15, 2023 were reviewed. Terry motioned to approve the minutes of the meeting of February 15, 2023 as amended. Julie seconded the motion. After no further discussion the motion passed 5-0.

**Old Business:**

1. Ordinance revisions - Solar Energy Ordinance - As discussed at the last meeting there is a possible application to be submitted with a load of over 20KW for a residential structure. Should that maximum number allowed in the ordinance be changed? Terry reported the average home needs about 900KW hrs/month. Twenty is therefore an inadequate number. He suggested the Board should consider 60KW hrs/day. In Maine we only get about 3.5 peak hours per day of power generation with solar panels. You can put 117 panels (approximately 65’x39’ panels) on 3000sqft. Therefore our allowable coverage seems adequate. The members of the Board agreed to change the ordinance to reflect 60KW for a residential structure.
2. Minimum Lot Size Ordinance - Paragraph 3.2.1 changes were reviewed. 3.2.2 was also reviewed. Under section 3.1 - minimum lot size - it references 4.2. That section (4.2 no longer exists and therefore needs to be removed from the document). The effective date of the ordinance - 3/5/77 was when the Minimum Lot Size Ordinance was first approved. There have been no revisions since that date. Therefore it was proposed the date of adoption be changed back to 3/5/1977. That will be corrected and submitted to the Selectboard.
3. Building and Demolition Ordinance changes were reviewed. That document will be submitted to the Selectboard on 3/2/23.
4. The Shoreland Zoning Ordinance - Changes made last year did not get on the town warrant in 2022. Therefore, those changes will be submitted for the town warrant 2023.
5. Wireless Permit Application Form was reviewed. It was accepted by the members of the Board with changes suggested. Lisa made a motion to accept the Application for a Wireless Communication Facilities Permit with the changes discussed. Terry seconded. After no additional discussion the motion passed 5-0.
6. Letter of resolve on LD2003 was reviewed. There was a public meeting today. They are accepting input until 3/13/23. It was determined the letter would be signed by the members of the Planning Board and faxed to the appropriate person(s).
7. Chris reported the Berrys will not be asking for the Planning Board to act on their permit at this time.

**New Business**:

1. Verizon is looking to add to the tower on Harrington Hill.

**Public Comment**:

None

**Other**:

Terry motioned to adjourn the meeting at 8:53. 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 March 15, 2023 at 7pm.