Planning Board of Georgetown Maine

Minutes of the Meeting of 16, August 2023

**Present**:

Chairman: Vice Chair - Terry Taylor

Members: Bob Arledge, Lisa Sabatine

CEO: Chris Wilcoxson

Selectmen Representative: Rich Donaldson

Public: Charlie Collins

 Amanda Meader

 Andy Dunbar

 Sharon Trabona (remote)

 Andrew Hikade (remote) - Revision Energy

**Call to order**:

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

**Applications:**

1. Dwight Quayle and Deb Manegold (U17/26) Applicant: Revision Energy- An application for a roof mounted solar array located at 285 Robinhood Road. Andrew explained the project is a residential solar plan. The panels will be on two roof planes and will generate the residential power load of the house. It was noted that only one owner signed the “appointment of representative form”. It was agreed Deb Manegold should also sign. The document that addresses the integrity of the structure refers to a shingled roof. This building has a metal roof. Sheet G shows an aerial view of the structure. All line items have entries except “rafters” and “rafter spacing”. There is no data provided for those areas. Andrew reported the building was inspected. He clarified roofs are built to support two layers of asphalt shingles. A mental roof weighs less than 2 layers of shingles. It was requested that in the future the documentation of structural integrity apply to the structure, i.e. if it has a metal roof, the document should so indicate. It was also requested if rafters and rafter spacing is on the form it should be filled out with the appropriate information. Terry motioned the application is complete pending the receipt of Deb Mangold’s signature on the Appointment of Representative form. Bob A seconded the motion. After no additional discussion the motion passed 4-0. Terry motioned to approve the application with the contingency of the receipt of Deb Manegold’s signature on the Appointment of Representation form, and grant building permit 23-27. Bob A seconded. After no additional discussion the motion passed 4-0.
2. Brian Berry (R11/12) A continuation of application for a principal structure. Original application heard in February 2023. Andy Dunbar, from Thayer Engineering, is presenting. He provided an “Agent Authorization Letter” authorizing Andy and Amanda, the Berry’s attorney to represent the Berry’s. Andy provided an additional document of explanation. He reviewed this document noting the appraiser valued the entire property at $695,000. Without the structure it was valued at $419,000 leaving $276,000 attributable to the structure. $157,884 was the figure provided for new construction cost for the structure. With depreciation it left a value of $84,023. This leaves a difference between market value and depreciated value of $191, 997. Terry noted there was a letter previously submitted that is in contradiction to this new document. The previously provided information indicates the building above the foundation is worth 0 dollars. Andy clarified that information came from a spreadsheet provided by the Berrys. That documentation indicates the presence of sagging/rotting boards. The pictures reflect areas that require maintenance, but the issues are not pervasive throughout the entire structure. The original spread sheet provided indicates the foundation is worth $30,000. If more than 50% of the structure is removed it must be relocated to the greatest practical extent per the ordinance. Andy suggested the options are to keep what’s there and refurbish it, or move the structure back from the 75’ line. Andy asked if the existing structure could be removed with the exception of the foundation and a platform/deck be placed upon the foundation. Chris noted when this occurs the ordinance mandates the original structure must be removed and replanted. Concerns were expressed by the members of the Board regarding contradictory information provided in the application. It was suggested a “clean” application showing the current proposal be submitted. Once a hard copy of what the Berrys want is received, the Planning Board will approach the DEP to get an opinion on what can pr can not be done regarding the existing structure if there is a request that some of it be left in place. Andy and Amanda requested the current application be withdrawn. A new application will be submitted. Terry motioned to accept the withdrawal of the Berry application for R11/Lot 12. Bob A seconded. After no additional discussion the motion passed 4-0. It was noted the application should be submitted a minimum of 7 days before a Planning Board meeting in order to be placed on the agenda.

**Minutes:**

Terry motioned to approve the minutes for the meeting of 8/2/2023. Bob seconded. After no additional discussion the minutes were approved 3-0. Bob T abstained (absent)

**Old Business:**

1. Little River Subdivision Agreement - Bob T will send out to the members of the Board a revision of the document. If everyone is in agreement, the members of the Board should sign the document which will be available at the town office. Bob asked members to provide feedback to him, via email, before the final copy is submitted for signatures.

**New Business**:

1. Chris provided a proposed revision of the Application for a Building/Demolition Permit form. It was suggested the items with an asterisk are not needed for a building mounted solar array. Item 3 on the back of the form needs to be in all capital letters and in the same font size. The signature line should refer to “Applicant’s Signature”. The date at the bottom of the page should be changed from September 2021.

B. Planning Board positions were voted upon. Bob A motioned for Bob T to be chair. Terry seconded the motion. After no additional discussion the motion passed 3-0. (Bob T abstained) Bob A motioned Terry should be vice-chair. Lisa seconded. After no discussion the motion passed 3-0. (Terry abstained) Terry made a motion to appoint Julie as secretary. Bob A seconded the motion. After no additional discussion the motion passed 4-0.

**Public Comment**:

**Other**:

Terry motioned to adjourn the meeting at 8:44. Bob A 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 September 6, 2023 at 7pm.