Planning Board of Georgetown Maine

Minutes of the Meeting of 6, September 2023

**Present**:

Chairman: Bob Trabona

Members: Bob Arledge, Julie Pankey, Lisa Sabatine

CEO: Chris Wilcoxson

Selectmen Representative: Rich Donaldson

Public: Phil Mason

Sharon Trabona (remote)

Kate Winglass

**Call to order**:

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

**Applications:**

1. Jordan Saper - Surveyor John Wood and Real Estate Agent Kate Winglass presenting. Proposed changes to existing Rotunda Hill Subdivision. Per Note 6 from survey: Revise Lot 10 and 13 and add Lot 14. Kate explained they are looking to add Lot 14 to the subdivision. Lot 13 is 47 acres. The Rotunda Hill Road has a great deal of frontage on Lot 13. In addition to adding Lot 14 (the southern portion of lot 14) they are looking to have the access road approved. The road to the left currently accesses Lot 11. There is a continuation that will provide better access to Lot 10 and the new proposed Lot 14. The dividing line between Lots 10 and 14 is unclear. Depending on where 10 and 14 are separated there would be a small common boundary between the two. The size of the gap between upper and lower Lot 14 is unknown. The width needs clarification. Lot 10 has a septic and two wells, but no structure. Lot 13 is undeveloped. There is a proposed new right of way (ROW) that will go down to the southern portion of Lot 14. The subdivision ordinance indicates a ROW must be 50’ in width. It appears a 25’ ROW is proposed for Kennebec View Drive. Once it crosses the southern portion of Lot 14 then that portion of Kennebec View Drive becomes a driveway. It was noted if existing lots are to be reconfigured and a new lot added, a proposal to expand the subdivision must be submitted. That will require a public hearing and a follow up meeting (at least 1) with the Planning Board. Subdivision Ordinance - page 9, section 2.8 was referenced regarding the public hearing regulations.

**Minutes:**

Bob A. motioned to approve the minutes for the meeting of 8/16/2023 with amendments noted. Lisa seconded. After no additional discussion the minutes were approved with the changes noted 3-0. (Julie abstained)

**Old Business:**

1. Report of discussion with DEP in regard to Shoreland Zoning Ordinance and non-conforming structures. At the last meeting the question was addressed regarding the rules for the removal of a structure within the Shoreland Zone and whether or not it could be repurposed. For example, if the structure is removed, could it be turned into a patio. Bob T checked with the DEP and found their opinion is most definitely, no. Our ordinance indicates if you remove a structure within the 75’ shoreland zone the area must be replanted.

**New Business**:

None

**Public Comment**:

**Other**:

1. LD 2003 - Will become effective 7/1/24. Changes made in our ordinances accommodated changes proposed related to LD 2003. Because LD 2003 is rather specific about tiny homes, etc. it is possible we want to revisit our ordinance to address how many accessory units can be sustained on a lot in Georgetown. There was discussion about how the rules of LD2003 apply to the subdivision ordinance. In addition, there was discussion about how these ADUs may impact short term rentals in town. ADU permits, as the law is written, is under the purview of the Codes Enforcement Officer. There were questions raised about how ADUs should be identified for the purpose of address and house numbering.
2. Alternate member - Phil Mason has expressed an interest in serving as alternate to the board.
3. Chris will be away next week. Therefore, unless there is an emergency application, the meeting on 9/20/23 will not occur and the Planning Board will meet next on 10/4/2023.

Bob A motioned to adjourn the meeting at 8:20. Julie 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 October 4, 2023 at 7pm.