Planning Board of Georgetown Maine

Minutes of the Meeting of 18, October 2023

**Present**:

Chairman: Chair - Bob Trabona

Members: Bob Arledge, Lisa Sabatine, Terry Taylor,

CEO: Chris Wilcoxson

Selectmen Representative:

Public: Olivia Compton - Laplante Electric

 Frank Vivero (remote)

 Phillip Abbotts

 Martha Robertson (remote)

 Anne Witty

 Jessie Graham (remote)

 Robert Conery

 Carolyn Conery

 Sharon Trabona (remote)

 S. Clifford (remote)

 Gary Laben (remote)

 Oreste Magliozi

**Call to order**:

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

**Applications:**

1. Deborah and Phillip Abbotts (3U/15) 12 Knight Lane. Applicant Laplante Electric. An application for a roof mounted solar array tabled from the 10/4/23 meeting. There were questions about access for emergency personnel and the integrity of the roof system. Olivia noted she sent Chris a letter regarding the structure’s ability to support the panels. Since the last meeting an edited design has been added. Therefore there is now a 2D and 3D in the packet. It was clarified the 3D model is the correct one and should be considered the plan going forward. There have been no changes in modules and micro convertors. Chris clarified plan PV-2 will accurately reflect the current proposal. Terry motioned the application is complete pending receipt of revised drawing of PV-2. Bob A seconded the motion. After no additional discussion the motion passed 4-0. Terry motioned to approve the application pending the receipt of a revised drawing of PV-2, and grant permit 23-33. Bob A seconded. After no additional discussion the motion passed 4-0.
2. Jonathan Taggart (4R/15H) A proposed submission amendment in the Higgins Farm Subdivision. Bob T recused himself. Terry acted as chair. Proposed is the division of lot 15H, now 7.2 acres into parcel A, 3.3 acres, and parcel B, 3.8 acres. Anne Witty is the owner. She provided a revised map dated (8/25/23. Terry noted there have been no subdivisions on this property in the last 5 years. There was work done in 8/22 that has not been indicated on the plan. Both lots are currently labeled as lot 2. Chris clarified the town will re number them. Lot 2 as reflected on the plan was split 6 or more years ago. Anne is proposing to split what is left again. She explained the sale has not yet occurred. Therefore, there is not yet a deed that can be registered with the county. Bob A motioned to approve the Higgins Farm subdivision as submitted and the division of lot 15H. Lisa seconded. After no additional discussion the motion passed 3-0 (Bob T abstained).
3. Gary Laben (5R/23-9). An application for an improved principal structure at 85 Rotunda Hill. This is an after-the-fact application for a new deck and ramp to parking area. This work was done by the previous owner and not the applicant. Chris presented for Gary. The original building permit for the house was from 2014. It remained a shell until it was completed in approximately 2019. There is an upper and lower deck and ramp that were installed by the prior owner without a permit. It is a 12’x18’ upper and a 12’x26’ lower with a 27’ walkway. The lot itself is in the Shoreland Zone, the deck is not. Page 2 is not signed and should be. The dimension from the westerly side of the deck to the property line is missing. The distance from the walkway to the parking area also is missing. The direction of the north arrow needs to be corrected. Chris will add those dimensions/correction. Terry motioned the application is complete pending the application regarding conditions of the Shoreland Zone is completed. Bob A seconded. After no additional discussion the motion passed 4-0. Terry motioned to approve the application pending the document regarding conditions of the Shoreland Zone form are completed, and grant permit 23-34. Bob A seconded. After no additional discussion the motion passed 4-0.
4. Gary Laben (5R/23-9) Applicant: Revision Energy. An application for a roof mounted solar array at 85 Rotunda Hill. It was noted the standard letter submitted by revision energy regarding the integrity of the structure was provided. The applicant is Revision Energy (Sarah Clifford). The ordinance was reviewed which indicates the owner shall provide evidence that the roof is able to support the load. Sarah reported their people have gone up on the roof and into the attic to inspect it at least 3 times. They take into account the material of the roof. This is a metal roof. They feel confident the roof is able to withstand the additional load. Sarah agreed that Revision Energy is stating the roof is sound. She noted their professionals photograph the site, including the roof when site visits occur. Sarah agreed Revision Energy will send a revised letter to Chris that states they have visually inspected the structure. Terry motioned the application is complete pending the receipt of the revised letter regarding the structural review. Bob A seconded the motion. After no additional discussion the motion passed 4-0. Terry motioned to approve the application pending the receipt of the revised structural review letter, and grant permit 23-35. Bob A seconded. After no additional discussion the motion passed 4-0.
5. Martha Robertson/Frank Vivero (11R/43) An application for an improved principal structure in the Shoreland Zone at 57 Cove Road. Proposed is raising a section of the roof, adding a deck and patio. Martha explained they are trying to build a patio (at ground level). The tip of the deck above is non conforming. They do not want to move the deck but would like to put a patio under it at ground level. It would stay within the 57’ 4 1/2” which is where the deck is currently. All other work is outside of the 75’ line. They’d like to raise a portion of the roof on that side. The section of the drawing in blue is where they want to create a ground level patio. They want to create a salt box roof. They do not have plans to add rooms to the building. It was clarified if they add a patio they are changing the footprint of the structure per the Shoreland Zoning Ordinance. The contract for erosion control was just given to them yesterday. They will be moving forward with that and then the dates will be added to the plan. One abutter has been notified. Another abutter (Tom Bolster) must be notified. Until notification of abutters goes out the Planning Board can not act for 14 days. The abutter need not respond. Only verification they have been notified is required. It was asked that both owners sign page 2 (Shoreland Zone) document. Terry motioned to table the application. Bob A seconded the motion. After no additional discussion the motion passed 4-0.
6. Robert and Carolyn Conery (1R/11) An application for the demolition and replacement of a cottage in the Shoreland Zone located at 124 Jewitt Road. Robert explained they’d like to move one structure further from the water. They plan to demolish the structure and rebuild. Chris clarified this is not in the flood plain. They propose to move the structure back to just before a row of pines. Just beyond it is a pump station that services one structure now even though it is approved for both. It was approved for 4 bedrooms. Behind the pump station is a driveway. It was reported there is significant ledge not to far back from the driveway. The primary house will have 2 bedrooms and the cottage will have 1. There are 3 abutters. Robert reported he has sent all three notification. There are two responses from 2 abutters. Bob T clarified there was a certified letter sent to one abutter. The other two were spoken to and provided a response. Robert will provide the receipt for the one sent. It was determined a site visit is appropriate. Terry motioned to table the application pending a site visit and the receipt of notification of the third abutter. Bob A seconded the motion. After no additional discussion the motion passed 4-0.

**Minutes:**

Terry motioned to approve the minutes of the 10/4/23 meeting. Bob A seconded. After no additional discussion the minutes were approved 4-0.

**Old Business:**

**New Business**:

1. Building/Fire Code for ADUs - Chris reported regarding an MMA meeting. Concerns were raised regarding the role of a town in relation to building/fire codes. We have chosen as a town with a population under 4000 not to enforce the Maine building code, but the state does. It raises the question about fire walls, egress, etc., in cases where ADUs can be attached to houses.
2. It was suggested that applicants provide Chris with their application a minimum of 2 weeks before they wish to be presented at a Planning Board meeting. The members of the board were unanimous in their agreement of this suggestion.

**Public Comment**:

**Other**:

Terry motioned to adjourn the meeting at 9:04. 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 November 1, 2023 at 7pm.