Planning Board of Georgetown Maine

Minutes of the Meeting of 4, October 2023

**Present**:

Chairman: Chair - Bob Trabona

Members: Bob Arledge, Lisa Sabatine, Terry Taylor, Phil Mason (alternate)

CEO: Chris Wilcoxson

Selectmen Representative: Rich Donaldson

Public: Theo Holtwijk (remote)

 Susie Wren (remote)

 Doug Wollmar

 Luke Cellier

 Keith Appleby (remote)

 Sharon Trabona (remote)

 Marcus Headley

 Olivia Compton - Laplante Electric

**Call to order**:

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

**Applications:**

1. Douglas Wollmar ((R/24) Application for the addition of a bedroom to existing primary dwelling located at 232 Sequinland Rd, not in the Shoreland Zone. Doug explained he has a 16x20’ (320sqft) house on site now. He’d like to add a prebuilt unit which would serve as another bedroom. It would be connected to the structure by a deck. Initially it would be a summer rental. Eventually he’d would like to winterize and use it year round. The current structure has 1 bedroom. It was noted the dimensions of the existing structure to the property line and to the center line of Sequinland Road need to be on the plans. The application needs to indicate it is an improved principal structure, not an accessory dwelling. The dimensions of the existing shed need to be included on the plan. Terry motioned the application is complete contingent the dimensions identified are added. Bob A seconded the motion. After no additional discussion the motion passed 5-0. Terry motioned to approve the application and grant permit 23-28. Bob A seconded. After no additional discussion the motion passed 5-0.
2. Deborah and Phillip Abbotts (3U/15) 12 Knight Lane. Applicant Laplante Electric - Olivia Compton. An application for a roof mounted solar array. Olivia explained they are hoping to install a solar array for the Abbotts. Chris shared we have Georgetown’s representative document on file signed by Shawn Laplante. It was noted there is a 3’ walkway around the panels but they straddle the ridge. By code a 3’ buffer zone is required from the ridge and and one side. Olivia indicated the array could be moved down to 3’ from the ridge and offered to provide a remodel of the design reflecting this change. She shared that unless the town requires a structure analysis they do not typically provide it. The ownership for that falls on the home owner. The ordinance was reviewed which indicates the owner will provide evidence of the structure integrity. Olivia reported each mod weighs approximately 44lbs. It was clarified with Olivia that personnel from Laplantes have physically been on the roof and performed an inspection. Terry motioned that the application be tabled. Bob A seconded the motion. After no additional discussion the motion passed 5-0.
3. Susan Wren/Theo Holtwijk (6R/15) 25 Tibbets Lane Applicant: Luke Cellier. Application for a 12x14 addition to the principal dwelling. Luke explained they are looking to add 12’x14’ kitchen to the seasonal artist studio cabin. There would also be a shower installed. It was noted many dimensions on the plot plan are left off. Luke included what was on the survey on to the plot plan reporting there is information missing from the survey. A dimension from the existing building to the west property line is needed. The survey and town records have a discrepancy between acreage with the town records being 13.98 and the survey 10.657. Terry motioned the application is complete pending the addition of east/west dimensions from the existing building to the property line. Bob A seconded the motion. After no additional discussion the motion passed 5-0. Terry motioned to approve the application pending the addition of east/west dimensions from the existing structure to the property line and grant building permit 23-29. Bob A seconded. After no additional discussion the motion passed 5-0.
4. Marcus/Cathy Headley (U13/45). 97 Old School House Road. Application for a new principal dwelling. This was tabled earlier this year for insufficient septic. A new design has been obtained and added to the application. Marcus reported since the last presentation a septic design has been drawn essentially in the same location with modification. Other than that, nothing has changed from the original application. Chris reported he is prepared to accept the subsurface waste application. Terry noted the design indicates the tank “must” be replaced and that because the Board must adhere to the most restrictive recommendations, that must occur. It was noted there is a building that is not identified. Marcus reported it is currently a 15’x21’ structure that is falling down but is, in fact, an existing structure. Marcus gave permission for that to be added to the plan. There are additional dimensions along school house road that need to be added (50’ and 140’). There are also 2 dimensions missing from the proposed house to school house road and from that structure to the west property line. The height of the building is 28’. The elevation plan is missing. It was noted the septic permit is for a 3 bedroom structure. Terry motioned the application is complete pending dimensions from the proposed structure to the road, and an elevation drawing. Bob A seconded the motion. After no additional discussion the motion passed 5-0. Terry motioned to approve the application pending the receipt of an elevation drawing and dimensions from the existing house to the road, and grant building permit 23-30. Bob A seconded. After no additional discussion the motion passed 5-0.
5. Deirdre O’Callaghan/Timothy Lukas (U10/11-1) 4 Pilot House Lane. Applicant: Mike White: Island Carpentry. Application for the replacement and enlargement of the back deck of the principal structure. The project is in the Shoreland Zone. Mike shared there is no replacement. This is a proposed new deck. The second page of the application (16D) is missing. It was signed by Mike at the meeting. Chris added the location of the septic tank to the plan. 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 and grant building permit 23-31. Bob A seconded. After no additional discussion the motion passed 5-0
6. Keith Appleby/Emilia Baker (U10/15) 104 Sequinland Rd. Application for the removal and replacement of the back deck of the principal structure. The project is in the Shoreland Zone. Keith reported the home currently has an existing wrap around deck. A small portion (19’x17’) is an enclosed sunroom. A structural engineer has looked at the deck and determined it is not sound. They’d like to demolish the deck and sunroom and replace it. The deck is within the 75’ shoreland set back. Only the deck will be rebuilt, not the sunroom. Chris suggested the building is outside of the 75’ line, but not the deck. Therefore the 75’ line on the plan is needed. Terry motioned the application is complete pending the location of the 75’ water line. Bob A seconded the motion. After no additional discussion the motion passed 5-0. Terry motioned to approve the application pending the location of the 75’ water line and grant building permit 23-32. Bob A seconded. After no additional discussion the motion passed 5-0

**Minutes:**

Bob A motioned to approve the minutes for the meeting of 9/6/23. Bob T seconded. After no additional discussion the minutes were approved 3-0. (Phil and Terry abstained)

**Old Business:**

1. Terry proposed a wireless application permit form. It was never formally adopted. January 2023 will be updated to October 2023 on the form. Terry moved to accept the proposed Wireless Communication Facilities Permit. Bob A seconded. After no additional discussion the motion passed 5-0.

**New Business**:

1. There was discussion about whether or not a solar application permit should be developed and adopted. Terry volunteered to work on a draft application.
2. The subdivision and solar ordinances are slated for review, and as appropriate revision.

**Public Comment**:

**Other**:

Bob A motioned to adjourn the meeting at 9:07. 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 October 18, 2023 at 7pm.