Planning Board of Georgetown Maine

Minutes of the Meeting of 1, November 2023

**Present**:

Chairman: Chair - Bob Trabona

Members: Bob Arledge, Lisa Sabatine, Terry Taylor, Julie Pankey, Phil

 Mason - alternate

CEO: Chris Wilcoxson

Selectmen Representative: Rich Donaldson

Public: Sharon Trabona - remote

 Martha Robertson - remote

 Frank Vivero - remote

 Jessie Graham - remote

**Call to order**:

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

**Applications:**

1. Martha Robertson/Frank Vivero (11R/43) An application for an improved principal structure at 57 Cove Road in the Shoreland Zone. Proposed is raising a section of the roof, as well as adding a deck and patio. This application was previously presented and tabled on 10/18/23 pending a request for additional information. Maps indicate Trish Bonner is an abutter who did not receive a notice. Martha explained there is a strip of conservancy land between Trish and Martha’s/Frank’s property. Martha shared a map from [georgetownme.com](http://georgetownme.com) as documentation. Chris located a hard copy of the map. It was determined Trish Bonner is not an abutter. It was noted there are steep slopes on the property. The Coast Bluff map supports this. The distance from the slopes to the house it is 57’ 4”. The Shoreland Zoning Ordinance mandates if there are steep slopes the 75’ measurement starts from the top of the slope as opposed to the highest annual tide (HAT). It further dictates if the roof is altered, it may be 20’ in height, or no higher than the existing roof. It was noted 75’ as shown in the drawing is from the HAT, not from the steep slope. Martha clarified this to be true - 57’4”. It can not be determined from the drawings provided if the proposed roof is higher than 20’. It appears from the documentation the section of roof to be raised is less than 75’ from the steep slopes and will be higher than the existing roof. Paragraph 15B2 from the Shoreland Zoning Ordinance was referenced. If an applicant disagrees with the determination of the status of their bluff, they may commission a qualified individual, as identified in the ordinance, to make a determination. Possible options were discussed including proving the bluff is stable which allows the 75’ measurement be taken from the HAT, or change the slope of the roof so that it is not higher than the existing roof. Terry motioned to table the application. Bob A seconded the motion. After no additional discussion the motion passed 5-0.

**Minutes:**

Terry motioned to approve the minutes of the 10/18/23 meeting with changes noted. Bob A seconded. After no additional discussion the minutes were approved 4-0. (Julie abstained)

**Old Business:**

1. Rich reported there are issues with the proposed legislation regarding ADUs. He has consulted with the town’s attorney. Because there are concerns in Georgetown about water/sewerage, etc., the attorney could generate proposed changes for our ordinances. For example, if there is an area in town notorious for water shortages, we could put into the ordinance a protected zone that would limit the amount of structures allowable there. In this manner we are protecting specific areas in Georgetown, but are not prohibiting the construction of ADUs. The suggestion is to get approval from the Planning and the Select Boards for the town’s attorney to craft proposed changes. This would be followed by a meeting with the Planning Board and attorney. If there are drastic changes to the ordinance(s) a town zoom meeting to answer any questions of the townspeople would occur. Then vote at town meeting in June 2024 on the proposed ordinance changes.
2. Building/Fire Code for ADUs - If an ADU is attached to a primary residence there must be a firewall built between the two. Chris investigated whether or not the CEO is in a position to inspect new construction to insure it meets code. He learned even though we as a town do not enforce it building codes, people building structures as a rule must follow them. It was questioned if the Board should consult with the town’s attorney about whether or not there should be verbiage in the ordinance that indicates the person building must assume the onus of meeting building codes.
3. Ordinance issues/ revisions - It was suggested the Solar Ordinance, Building & Demolition Ordinance, Shoreland Zoning Ordinance should be reviewed. Things to address: Solar - fire fighter pathways, residential array heights, residential versus commercial systems, integrity of the structure, does the CEO approve solar applications? Solar ordinance application versus permit. Building & demo - If you have a modular home built in pieces off site but assembled there, who approves the plumbing. It was asked that the board members review these ordinances. The plan would be to complete this work by the end of January.
4. Draft application for solar energy systems was provided by Terry.

**New Business**:

1. Site visits with regard to applications with non-conformities. Going forward if there is a nonconforming structure, as a matter of routine, the members of the Board agree a site visit is beneficial and should occur.

**Public Comment**:

**Other**:

Terry motioned to adjourn the meeting at 9:15. Bob A 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 November 15, 2023 at 7pm.