Planning Board of Georgetown Maine

Minutes of the Meeting of 6, December 2023

**Present**:

Chairman: Chair - Bob Trabona

Members: Bob Arledge, Julie Pankey, Terry Taylor (remote)

Phil Mason - alternate

CEO: Chris Wilcoxson

Selectmen Representative: Rich Donaldson

Public: Judie Teller (zoom), Sharon Trabona (zoom)

**Call to order**:

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

Voted Phil in as a full voting member for tonight’s meeting.

**Applications:**

1. Frances Pinney(11R/23B) Applicant: Venture Solar, Josh representing. An application for a rooftop solar array at 23 Hidden Cove Road. Josh, Venture Solar, representing. Bob A asked if we are requiring a lot size or not moving forward. It was agreed that a lot size needs to be on application. Chris reported lot size 8.6 acres. Bob T added to application. Bob A asked if a digital signature is acceptable. Josh volunteered that he would get an adobe signature. Bob T mentioned there are not dimensions on the plot plan. Josh explained on page two are the dimensions that they usually use. Josh agreed he will provide the plot plan with the dimensions.

Terry motioned the application is complete pending receipt of a complete plot plan provided to CEO and a signed application. Bob A seconded. After no additional discussion the motion passed 5-0. Terry motioned to approve the application and grant permit number 23-40 pending receipt of signed applications and plot plans. Bob A seconded. After no additional discussion the motion passed 5-0.

1. Kim Suhr (3R/31B) An application for a new principal structure on Roland Rd. Bob T mentioned the deed and application acreage do not match. The lots were split but new deed has not been issued. Bob A searched the deed but could not find a new deed. Applicant was told by attorney there is not and will not be a new deed. Terry motioned the application is complete. Bob A seconded. After no additional discussion the motion passed 5-0. Terry motioned to approve the application and grant permit number 23-41. Bob A seconded. After no additional discussion the motion passed 5-0.

**Minutes:**

Terry motioned to approve the amended minutes of the 11/15/23 meeting. Bob A seconded. After no additional discussion the minutes were approved 5-0.

**Old Business:**

A. Review SES application. Revised version dated 11/20/23. Question about type of location, structure vs roof discussion. Leave as structure. Bob A motioned to approve SES application as presented. Phil seconded. Motion passes 5-0.

**New Business**:

**Public Comment**:

**Other**:

1. Draft Building/Demolition Permit Ordinance discussion?
   1. Section 7 subsection C review the changes in red. These are the same as on original 2022, Bob T added them back in as the 2023 version did not have that last sentence.
   2. Section 9 subsection M review. Suggested:

The Planning Board shall not approve the permit application until 14 days after notifying all abutters unless all abutters confirm receipt and raise no objections.

Motion made by Terry Taylor to approve as Chairman presented. After no further discussion motion passes 4-1.

* 1. Section 14 Definitions, definition of Abandoned.

Bob A requested changes. totality of evidence which may include, but is not limited to,

Discussion about subsection E and F.

After lengthy discussion the Board decided that the definition of Abandoned does not need to be in this ordinance. It could be added to Minimum Lot Size Ordinance and Shoreland Zoning Ordinance. Bob A will review those ordinances and propose a clarification and definition.

Phil mentioned definition should be much shorter than proposed.

* 1. Rich requested that we verify and re-order the amended dates at the top.
  2. Discussion about the Select Board setting fees. Fee structure was removed in this ordinance. (update will come from Select Board)

1. Chris updated the board on his meeting with Kristen Collins and Ben Averill discussing LD 1706.

Terry motioned to adjourn the meeting at 8:46, 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 December 20, 2023, at 7pm.