Planning Board of Georgetown Maine

Minutes of the Meeting of 17, January 2024

**Present**:

Chairman: Bob Trabona

Members: Bob Arledge, Lisa Sabatine, Julie Pankey (remote),

 Terry Taylor

CEO: Chris Wilcoxson

Selectmen Representative: Rich Donaldson

Public: Aaron Norton

 Sharon Trabona (remote)

**Call to order**:

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

**Applications:**

1. Aaron and Kylie Norton (3R/31-B-1) An application for a new principal dwelling located off Flings Cove Road. Aaron reported they’d like to build a garage and primary residence. There will be a new septic system and well installed. Chris noted the dimensions of the deck and Kylie’s signature on the application have now been received. It was clarified the elevation of the home is approximately 25’. The drawing shows a proposed garage. The elevation of the garage needs to be added to the plan, and indicated on the application that an accessory dwelling is a part of this application. Terry motioned the application is complete pending the receipt of the garage elevation and height, and indication on the application that an accessory dwelling is included. Bob A seconded the motion. After no additional discussion the motion passed 5-0. Terry motioned to approve the application and grant permit number 23-25, pending the receipt of the garage elevation and height, and indication on the application that an accessory dwelling is included. Bob A seconded. After no additional discussion the motion passed 5-0.

**Minutes:**

Terry motioned to approve the minutes of the 1/3/2024 with changes noted. Bob A seconded. After no additional discussion the minutes were approved 3-0. Bob T and Julie abstained.

**Old Business:**

1. Review latest draft of the Building/Demolition Permit Ordinance - Section 6 - change “shall be” to are set. It was determined the ordinance will include: Application forms and fee schedules are available by download on the town website, from the town clerk, and the Codes Enforcement Officer. Section 9 B - add “either the primary unit or ADU is owner occupied” as a bullet point. The Board wants to discuss with the Town’s attorney whether or not the topic of existing ADUs being grandfathered should be part of the ordinance. The board agreed it’s appropriate to consult with a hydrologist regarding 7a & b in the ordinance. Chris agreed to contact the hydrologist. The Board discussed adding verbiage to the Building Demolition Ordinance regarding driveways and private roads. The Board is asked to review the existing drafts and to be prepared to discuss them at a workshop to be held on 1/31/24 at 7pm.

**New Business**:

**Public Comment**:

**Other**:

Terry motioned to adjourn the meeting at 9:01. 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 February 7, 2024 at 7pm.