Planning Board of Georgetown Maine

Minutes of the Meeting of 21, February 2024

**Present**:

Chairman: Bob Trabona

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

CEO: Chris Wilcoxson

Selectmen Representative:

Public: Loren Francis

Jason Ullman

David Pangburn (remote)

**Call to order**:

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

**Applications:**

1. Brian and Linda Berry (11R/12) Applicant: Jason Ullman. Application for an improved principal structure in the Shoreland Zone at 11 Piccadilly Circus Road. Jason explained they want to add two dormers to the structure. They plan to frame to the ridge, and add the dormers. The rest of the building will remain as is. There is one bedroom upstairs, and 2 downstairs. Jason suggested the rooms will be approximately 14’ off the back gable. The house is 24’ wide. They will come off of the existing wall - which is 8’. It will be the full length of the ridge - 2 “dustpan dormers”. They will be roughly 28’. The foundation is 32’. The deck will be redone in kind as well. The existing footprint will remain. None of the external dimensions are changing. The “storage room” will be a closet. At the current time there is construction occurring to replace the existing rotted timbers. The rooms on the second floor do not have closets. 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 permit number 23-48. Bob A seconded. After no additional discussion the motion passed 5-0.
2. Lauren Crosby(4R/33A) Application for an improved principal structure at 31 Williams Road. Chris Wilcoxson presented. This is for the addition of a front and back deck. The Planning Board previously approved a mobile home on the lot. Lauren now wants to add 10’x12’ and 10’x14’ decks to back and front of the structure. They will be on posts. A portion of the land is in the Shoreland Zone, but now where the house is located. The height of the mobile home is 13’11”. 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 permit number 23-49. Bob A seconded. After no additional discussion the motion passed 5-0.
3. Sam Francis (2R/17) Application for a new commercial accessory structure at 116 Back River Bend. Representing Sam is Loren Francis. He explained they would like to build a shed - with or without walls. This is yet to be determined. On the drawing the structure proposed is 24’x32’. The map indicates it will be 40’ from the high water mark. It is located in the general development district. Philip and Ruth need to sign the authorization for Loren to act as representative as their names are on the deed. On the application “owner” needs to change to indicate Philip and Ruth are owners, not Sam Francis. The applicant should be Loren, and the document that gives authorization for Loren to act on their behalf should be signed by both Philip (Sam) and Ruth. It was also noted there are pages missing from the deed. Terry motioned the application be tabled. Bob A seconded the motion. After no additional discussion the motion passed 5-0.
4. Philip Francis/Sequin LLC (2R/9) Application for the change of use of an accessory structure which is 24’x32’ to an ADU, located at Turtle Hill Dr. Loren explained they’d like to convert an existing structure into a dwelling. It will not have plumbing. There is a bath house with a septic system that will be used by this unit. This structure will have 2 bedrooms and a kitchen. All current structures have their own septic systems. The intention is to have an additional dwelling unit. The definition of ADU, bunk house, and camp sites were reviewed in the ordinance. The proposal does not meet the definition for any of these. It was discussed that the current structure now identified as the “Gathering Place” is a multi purpose building used for classes, events, etc., but also a facility where people can stay over night. Therefore, it is better identified as a “multifunctional structure”. Based upon the discussion, Loren withdrew the application.

**Minutes:**

Terry motioned to approve the minutes of the 2/72024 meeting with changes noted. Bob A seconded. After no additional discussion the minutes were approved 5-0.

**Old Business:**

1. Continue discussing regarding ordinance revisions - Subdivision Ordinance review/revision was completed. The definition of “abandoned building” was discussed. The members of the Board agreed the following is appropriate to add to the ordinance: *A vacant or abandoned building deemed to be structurally unsafe, unstable, unsanitary, constitutes a fire hazard, is unsuitable or improper for the use or occupancy to which it is put, constitutes a hazard to health or safety because of improper maintenance, dilapidation, obsolescence or abandonment, or is otherwise dangerous to life or property.*

**New Business**:

**Public Comment**:

**Other**:

Terry motioned to adjourn the meeting at 9:12. 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 March 6, 2024 at 7pm.