Planning Board of Georgetown Maine

Minutes of the Meeting of 3, April 2024

**Present**:

Chairman: Bob Trabona

Members: Lisa Sabatine, Terry Taylor, Phil Mason

CEO: Chris Wilcoxson, Assistant Mike Field

Selectmen Representative: Jonathan Collins

Public: Jon Edwards

 Ray Lockard

 Sharon Trabona (remote)

**Call to order**:

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

**Applications:**

1. Jon Edwards/Nancy Fox (R11/22) Application for the conversion of a barn (accessory) into a dwelling (principal) structure. This property is located at 254 North End Rd. Jon explained they plan to turn a barn into a single family dwelling unit. There will be two stories in the structure. It will have 2 bedrooms and a home office. It was clarified this will be a second principal structure which is being improved. Jon authorized Bob T to make this change on the application. Nancy had previously signed a representation form which is now with the application, giving Jon authorization to represent the project. It was noted the plot plan lists 4 structures with dimensions. The original septic tank and field are shown. The second septic tank and field are also indicated. Dimensions of the existing dwelling to the property lines must be included. Terry motioned the application is complete pending dimensioning of existing building to the property lines. Lisa seconded. After no additional discussion the motion passed 4-0. Terry motioned to approve the application and grant permit number 24-01 pending the dimensioning of existing building to the property lines. Phil seconded. After no additional discussion the motion passed 4-0.
2. Ray/Allie Lockard (R8/16) Application for a new principal structure located at 372 Sequinland Rd. in the Shoreland Zone. Ray explained he had previously approached the Board regarding a new structure. The septic plan was missing, which has now been added to the application. Allie has signed an authorization letter giving Ray permission to represent the project. There are 3 bedrooms in the existing structure (the cottage). There are two septic fields. There is a small field for the “cottage”. The second field was originally associated with the campground. The septic plan for this unit indicates: 442 gallons for site waste and for camper waste, for a total of 760gals/day. That one field gives capacity for 8 bedrooms. Part of the plan is to pump up from the proposed structure to the second (larger) field.There is nothing on the documentation provided that indicates there are 2 separate fields. This information needs to be included. The two, 1000 gallon tanks are not currently on the plan and must be included. The two garages need to be dimensioned on the plot plan. The cottage has no dimensions to the street and must be added. Terry motioned to table the application. Lisa seconded the motion. After no additional discussion the motion passed 4-0.

**Minutes:**

Terry motioned to approve the minutes of the 3/6/2024 meeting with changes noted. Phil seconded. After no additional discussion the minutes were approved 4-0.

**Old Business:**

**New Business**:

**Public Comment**:

**Other**:

Terry motioned to adjourn the meeting at 7:38. Lisa seconded the motion. After no additional discussion the motion passed 4-0.

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 April 17, 2024 at 7pm.