Planning Board of Georgetown Maine

Minutes of the Meeting of 1, May 2024

**Present**:

Chairman: Bob Trabona

Members: Pam Gunnell (alternate), Bob Aldridge, Lisa Sabatine

CEO: Chris Wilcoxson, Alternate Mike Field

Selectmen Representative: Rich Donaldson

Public: Vincent Bosso

Sharon Trabona

**Call to order**:

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

**Applications:**

1. Daniel and Jane Cabour (7U/41) Applicant Vincent Bosso. Application for an improved principal, non-conforming structure. This is a continuation from the application presented and tabled on 4/17/24. This is a deck expansion located at 53 North Bay Rd. Chris noted the lines originally presented were not represent the closest high water point. Chris has since met with Vincent and established there is a clear bluff. Chris’s assessment is that the entire new deck will be outside of the 75’ mark. All abutters have been contacted. Mr. Day requested a photo of the expanded deck and how it relates to the home. Vincent has provided that. Lisa motioned the application for 7U/41 is complete. Bob A seconded. After no additional discussion the motion passed 4-0. Lisa motioned to approve the application for 7U/41 and grant permit number 24-04. Bob A seconded. After no additional discussion the motion passed 4-0.

**Minutes:**

Bob A motioned to approve the minutes of the 4/17/2024 meeting. Bob T seconded. After no additional discussion the minutes were approved 3-0. (Lisa abstained)

**Old Business:**

1. Market Value discussion - The board discussed how the value of a building is established if it has been torn down and/or damaged more that 50%. The following topics were discussed: The view value attaches to the land and not the structure. The assessed values of the town are not current. Is it appropriate for the property owner to provide, at their expense an appraisal of the structure? Should the market value of the structure before it was removed/torn down be considered? Would an appraisal (of the structure before a storm or before renovation) and the cost estimate to replace - be appropriate for the Planning Board to use in combination to make decisions? Should replacement cost depreciated by the age of the structure be considered? It was suggested the Board invite an appraiser to a meeting to talk about appraisals. The members of the board were asked to continue to think about this topic and investigate it further.
2. Next meeting is scheduled for 5/15 at 7pm. It is the same night/time as the budget hearing. It was suggested the PB meeting be moved to 5:30 on that date. Lisa motioned the planning board meeting be held at 5:30 on 5/15/24. After no additional discussion the motion passed 4-0.

**New Business**:

**Public Comment**:

**Other**:

Bob A motioned to adjourn the meeting at 8:00. Pam 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 May 15, 2024 at 5:30pm.