Planning Board of Georgetown Maine

Minutes of the Meeting of 15, May 2024

**Present**:

Chairman: Bob Trabona

Members: Phil Mason, Pam Gunnell, Bob Aldredge (remote)

CEO: Chris Wilcoxson, Assistant Mike Field

Selectmen Representative: Rich Donaldson

Public: John Goldstein

 Sharon Trabona (remote)

 Ronald Ellis

**Call to order**:

1. Chairman Bob Trabona called the meeting to order at 5:30 pm.

**Applications:**

1. Stephanie Watson (U13/16) Application for demolition of existing structure and the addition of a new principal structure. Located at 1405 Five Islands Road. Stephanie was not present. Mike Field presented. Stephanie plans to tear down an existing building. She would like to add a new 30’x25’ dwelling on the same property - Lot 16. There is an existing septic and a well on site. The set backs from the road and abutters are appropriate. This project is not in the Shoreland Zone. They plan to install a new septic marked “field” on the plot plan. The site evaluator has not yet put the plan on paper. The new structure will be one bedroom and an office. It’s appears there is another structure on the property but it is unclear what it is, and the plan for it. The application indicates there is an erosion control plan dated 4/29/24. It does not appear to be in the packet. Stephanie has signed #3 of the permit regarding erosion control but there is no supporting document. The erosion control plan and the septic plan are needed. Lisa motioned to table the application for U13/16 pending the receipt of the erosion control plan, the septic plan, and information about whether or not there is an additional structure on the lot. Bob A seconded. After no additional discussion the motion passed 5-0.
2. Kimberley Fisher/Krista Ellis (O1R-O17) Application for addition/improvement to an existing structure on Lot 17. The current structure is within the Shoreland Zone located at 100 Jewett Road. Kimberley reported they would like to add a sleeping space on the first floor. The document for the Shoreland Zoning ordinance was not signed by Krista. The addition will be one story. The structure currently has a loft upstairs where people sleep. There is one bathroom on the first floor. The septic plan is for 3 bedrooms. Lot 18 has a one room camp on it. That structure has no bathrooms and no septic. It is used as a bunkhouse. That is a separate lot. There is a pier at 100 Jewett Rd which is on lot 17. It needs to be added to the plot plan as it is a structure. The second signature is needed on the form. Lisa motioned the application for O1R-O17 is complete pending the receipt of Krista’s signature on the Shoreland Zoning document and the addition of the pier on the plot plan. Bob A seconded the motion. After no additional discussion the motion passed 5-0. Lisa motioned to approve the application and grant permit number 24-05 for lot O1R-O17 pending the receipt of Krista’s signature and the addition of the pier on the plot plan. Bob A seconded. After no additional discussion the motion passed 5-0.

**Minutes:**

Bob A motioned to approve the minutes of the 5/1/2024 meeting with changes noted. Pam seconded. After no additional discussion the minutes were approved 5-0.

**Old Business:**

1. Market Value discussion

**New Business**:

1. Samuel Crosby (11R-5) Chris reported Sam Crosby would have submitted the application but Chris has not brought it to the board because what is available is incomplete. There was an existing structure in Gotts Cove that was located completely over the water. It collapsed into the water. It was removed approximately a year ago. Its dimensions were roughly 60’x30’. Sam is proposing to replace it as it was. It is unclear if people previously lived in the structure. There is no information available about the previous, or intended (use) of the building. There is no information about a waste disposal plan. There has not been a deed provided. No complete plot plan has been submitted. When it collapsed Sam wanted to rebuild and was in touch with Chris. Nothing conclusive has been offered by the DEP or the Army Corp. A permit by rule was submitted. Sam was well within 18 months of starting the application process, but has not submitted one. By the current rules, a water related structure such as a bait shop, a structure used to support fishing, is allowable on the location. A residence is not. The ordinance indicates you must obtained a permit within 18 months of the removal of a structure. There was discussion regarding whether or not the submission of an incomplete application within the 18 months window changes the time schedule. In Chris’s estimation we are at 12-14 months now. The DEP permit was April of 2023. The zone is general development, so that means a rebuilt structure must be located back from the shoreline 25’.

**Public Comment**:

John Goldstein - Lives on Knubble Road. He has questions regarding a lot in the Shoreland Zone. U17/13 had a house and cottage on it. Next to it is R2-45E. Lot 1 was 2 acres. The other was 3.5. Six years ago he wanted to sell the first lot so transferred 2 acreage to do so making it 4 acres and the second lot 1.5 remaining. R2-45E has no structure.

**Other**:

Bob A 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 June 5, 2024 at 7pm.