Planning Board of Georgetown Maine

Minutes of the Meeting of 19, June 2024

**Present**:

Chairman: Terry Taylor (acting chair)

Members: Phil Mason (remote), Pam Gunnell, Bob Arledge (remote) Lisa Sabatine

CEO: Mike Field CEO

Selectmen Representative: Jonathan Collins

Public: Tim Forrester - Flycatcher, LLC

 Sam Crosby

 Susan Taylor (remote)

 Kaleb Smith (remote)

 Samantha Smith (remote)

**Call to order**:

1. Acting Chairman Terry Taylor called the meeting to order at 7:00 pm.

**Applications:**

1. Kaleb/Samantha Smith (R10/28) Applicant: Homeowner, Application for a new principal structure located at Five Islands Road. Kaleb explained they would like to build a new 3 bedroom home. It will have a concrete foundation. The overall height will be 22-25’. Lot 28 on the tax map is very small, not the 6 acres indicated on the application. Lot 27 is a large plot (28.7 acres). Lot 27 was subdivided by Kaleb’s father who has owned it for approximately 30 years. Kaleb indicated there is a recorded deed for 6.014 acres from Dale Smith to Kaleb Smith, and then one from Kaleb Smith to Samantha Smith. It appears the town has not yet assigned the lot a number. It was determined lot 28 is incorrect. Jonathan clarified the driveway has been existing so does not need permitting from the town or DOT. He further clarified it is a town road. Mike added the dimensions of the house on the application, and the location of the well and septic. Bob A motioned the application for R10/(to be determine) is complete. Lisa seconded. After no additional discussion motion passed 5-0. Bob A motioned to grant permit number 24-10 for R10/(to be determined). Lisa seconded. After no additional discussion motion passed 5-0.
2. Jill K. Brown-Roberts (U10/13) Applicant: Flycatcher, LLC, Application for replacement of dock/pier in kind located at 9 Wood Island. Tim explained the dock was destroyed in the winter storms. They are looking to replace it in kind. They have received a permit by rule from the DEP. This is a general development area. On the application General Development was not checked. Tim authorized Terry to check this off. The application was drafted and submitted to the DEP on 5/13/24. The Army Corp of Engineers has jurisdiction over tidal waters. Anything after 1968 needs Corp approval. Copies of the permitting was sent by Flycatcher to the Army Corp. This project needs Corp approval. DEP has approved. Bob A motioned the application for U10/13 is complete pending the receipt of DEP and Army Corp approval. Pam seconded. The DEP website has the data on it that indicates this project has been approved. Information regarding the flood plain has been added to the application by Mike. He will be signing that portion of the application. After no additional discussion the motion passed 5-0. Bob A motioned to approve the permit for U10/13 pending the receipt of notification from the Army Corp of Engineers and grant permit 24-08. Pam seconded. After no additional discussion the motion passed 5-0.
3. Acclaim Hospitality, LLC (U10/1A) Applicant: Flycatcher, LLC, application for replacement of dock in kind destroyed by January 2024 storms located at 96 Sequinland Road. Tim explained they are proposing a replacement of structure with an elevation of the pier. LD 2030 allows for this increase in height. Application was submitted to the DEP on 5/8/24 and has been approved. The application to the town indicates it is “new”. This was changed to “replacement dock”. General development isn’t checked off. Tim authorized Terry to add that to the application. Needed as part of the application is a document that indicates Carlos has the ability to sign on behalf of the LLC. Mike plans to sign the document regarding the flood plain. Bob A motioned the application for U10/1A is complete pending the receipt of the authorization from DEP and the Army Corp, and the receipt of a document authorizing Carlo’s signature as the representative of the LLC. Pam seconded. After no additional discussion the motion passed 5-0. Bob A motioned to approve the application pending the receipt of approval from the DEP and Army Corp, and the receipt of a document indicating Carlos has authorization to represent the LLC, and grant permit number 24-09 for Lot U10/1A. Lisa seconded. After no additional discussion the motion passed 5-0.

**Minutes:**

Bob motioned to approve the minutes of the 6/5/2024 meeting with changes noted. Pam seconded. After no additional discussion the minutes were approved 5-0.

**Old Business:**

1. Market Value discussion - tabled until the meeting of 7/3/24.

B. The site visit to Malden Island can not occur on 6/25/24. Owners asked if they should hold up the visit until they have the information needed about market value/replacement. It was agreed the site visit will wait until owners indicate they are ready.

**New Business**:

1. Sam Crosby review - Sam reported the pre existing building had 2 bedrooms and a bath. It was also a lobster hatchery. The preliminary submission requests a similar plan. A residence in the old location is it not in compliance with code given that more than 50% was removed/destroyed according to the Shoreland Zoning Ordinance. Sam reported this is in a commercial shoreland zone. If the structure is used for commercial fishing, such as a lobster hatchery, the Planning Board may be able to give approval. Sam has received the DEP permit. He reported, The Army Corp informed him because the original structure was put in place in 1951 it precedes their involvement. The plot plan will have to show the entire property, dimensions, including existing structures, well, septic and their relationship to the property lines and water. Bob A will download the deed and send it to Mike.
2. It was suggested the fee schedule for permits be looked at closely as the budget for the CEO/plumbing inspector has changed drastically.

**Public Comment**:

**Other**:

Lisa motioned to adjourn the meeting at 8:05. Pam 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 July 3, 2024 at 7pm.