Planning Board of Georgetown Maine

Minutes of the Meeting of 3, July 2024

**Present**:

Chairman: Bob Trabona - Chair

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

CEO: Mike Field CEO

Selectmen Representative: Jonathan Collins

Public: Tim Forrester - Flycatcher, LLC

 Steve Latici

 Sharon Trabona (remote)

**Call to order**:

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

**Applications:**

1. Steven Latici (17U/25) Applicant: Homeowner, Application for a new dock/pier at 291 Robinhood Road. Steve provided the Army Corp permit. He noted the existing ramp and float are in place. The ramp is pinned to ledge. He hopes to install a float storage rack and a 30’ pier which will be located further back up the ledge. They will increase the elevation by 3’. All will be pinned to ledge. Steve is also proposing to fill an area that has eroded. The application was initiated in March (filed with the state and Army Corp then). Laura is a co owner. Her signature is needed on the application and documents. Steven has sent notification to abutters and will provide documentation. The DEP permit is needed. The plot plan does not have the size and dimensions of the existing structures. It only includes the dock/pier. In addition to the inclusion of the existing structures, the distance to center of the road for the proposed structure and existing structure(s) needs to be included. Location of septic tank, drainage field and well need to be provided. Relative to the plan to fill, because more than 10 cubic yards of earth/rock are to be put into place it must be indicated on the application. The proposed project is 25’ from the property line. Terry motioned the application for 17U/25 be tabled until the items discussed are received. Bob A seconded. After no additional discussion motion passed 5-0.
2. Edward Kaye(U11/18) Applicant: Flycatcher, LLC, Application for replacement of dock/pier located at 22 Davis Landing Road. Terry recused himself from this application. The application identifies the location as lot 18. The physical location of the destroyed pier was 17A which is where the new pier will be constructed. The owner of 17A is Carolyn Mitchell. There is a deed that gives Mr. Kaye an easement to rebuild the structure. There was discussion relative to whether or not the lot number should be 17A on the application. It was decided there should be a document provided by Mr. Kaye that notes the applicant owns lot 18, but the project is physically on 17A and that the applicant has an easement to do the project on 17A. Alyssa Lebel should be on the application and should sign all appropriate documents. Edward’s name should be spelled correctly on the application. Copies of the emails/correspondences from Tim/Edward to the Mitchells, notifying them of the project will be provided as part of the application. In the packet there is a copy of the tax map. Project location was indicated on lot 11 when it is really on 17A. Bob T motioned to table the application pending the receipt of items discussed. Phil seconded. After no additional discussion the motion passed 4-0.
3. Tammy Cook (R3/007-2) Applicant: Maureen Williams, Maine Solar Solutions. Application for a residential roof mounted solar project located at 22 Bowman’s Landing. There is a letter from Criterium Engineers. It indicates they have not inspected the building and are not responsible for safety regarding the structure. The application clearly states there must be a visual inspection of the structure. The ordinance also indicates the installer shall inspect. Tammy reported the only part of the structure that will have solar panels will be the portion of the that is post and beam. It was discussed that either Criterium or Maine Solar Solutions must visually inspect and provide a document saying they have done so. Tammy authorized Mike to add David’s name to the application. Terry motioned the application for R3/007-2 is complete pending the receipt of a document from Maine Solar Solutions indicating a physical inspection has been completed. Bob A seconded. After no additional discussion the motion passed 5-0. Terry motioned to approve the application for R3/007-2 and grant application 24-11. Bob A seconded. After no additional discussion the motion passed 5-0.

**Minutes:**

Bob motioned to approve the minutes of the 6/19/2024. Bob A seconded. After no additional discussion the minutes were approved 4-0. Bob T abstained.

**Old Business:**

1. Market Value discussion
2. Sam Crosby’s project - In order to have the hatchery, must it be located on the water? Could a hatchery be located 25’ from the water?

**New Business**:

A. Fee schedules - The Select Board now controls all fees. Ordinances have been revised to reflect that. At the last Select Board meeting an interim fee schedule was adopted. On 7/23/24 a public hearing on the fee schedule will be held. The CEO currently costs the town $44-$45/hour. Information will be gathered for use in discussion at the 7/17/24 PB meeting.

B. There is a campground at 320 Bay Point Road in operation since 2019 with expansion done in 2020. Mark Stavich is the owner. No campground at that location is registered with the state. No application was submitted to the town. 10 camp sites on 25 acres in Georgetown are listed on their website ([hipcamp.com](http://hipcamp.com)). There is additional information on line via wildwalkways at Eastern Plant. There are tents located on the shoreline. There are portable toilets. Mike’s research indicates the Maine Health Inspection Program has no knowledge of this campground. DHHS has not licensed the site. The issue will be discussed at the next Select Board meeting on 7/9/24.

C. It was asked that Mike notify the Planning Board at meetings regarding how many permits for accessory dwellings he has issued.

D.) There was discussion about posting things on the town’s website regarding information the citizens may need to know relative to required permitting and procedures.

**Public Comment**:

**Other**:

Terry motioned to adjourn the meeting at 8:48. Lisa 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 17, 2024 at 7pm.