Planning Board of Georgetown Maine

Minutes of the Meeting of 19 March, 2025

**Present**:

Chairman: Bob Trabona

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

CEO: Mike Field

Selectmen Representative: Jonathan Collins

Public: Sharon Trabona (remote)

Nathan Chartier

Nicholas and Julie Buccarelli

Michael Gaffney

Joshua Langlais

**Call to order**:

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

**Applications:**

1. Michael Gaffney (R4/21) Application for new principal dwelling located at 145 Heald Road. Bob recused himself from the discussion. Terry served as chair. Mike explained there is an oyster farm on premises. They have been operating the packing facility on the first floor of the building where where Mike lives. There is a pole barn on the property. The plan is to move the business to the main floor of this building. The second floor will be used as a residential unit. The application should be to approve a principle structure - as the original application indicated (2/19/25). The rate of flow for the well is 3 gallons per minute. The site plan has now been included in the application. Bob A motioned the application for R4/21 is complete. Lisa second. After no additional discussion the motion passed 5-0. Bob A motioned to approve the application for R4/21 and to grant permit number 24-34. Lisa second. After no additional discussion the motion passed 5-0.
2. Joshua Langlais/Emily Morgan Miller(R3/16) Application for an improved principal dwelling located at 10 Heffron Lane. Joshua explained the west side of the structure had a storage unit. It was rotting and has since been removed. He is proposing to build a deck in its place. The new deck will be smaller. It will not exceed the old footprint. There is the remains of a septic on the property on the north/west corner. If there is anything left it will be removed and replaced. A septic application is being completed. There is a shared well with the property next door. There is a deeded agreement for the use of that well. Thus far Josh has not been able to connect with the owner of the land where the well is located. Josh has made attempts to contact abutters - Lots 10 & 15. Both owners are deceased. The structure will be 2 bedrooms and one bath which is supported by the septic plan. The bulk head and front steps (as indicated by dashed lines on the plan) are currently part of the structure. The septic meets setback requirements from wetlands. Terry motioned the application for R3/16 is complete. Bob A second. After no additional discussion the motion passed 5-0. Terry motioned to approve the application for R3/16 and to grant permit number 24-35. Bob A second. After no additional discussion the motion passed 5-0.
3. Nicholas/Julie Buccarelli (U7/3) Application for an improved structure located at 113 Loop Road. Nicholas reported there is a deck attached to the home. It is in need of rebuilding. There is also a set of stairs and a walkway to another building on the lot which is attached to a small deck and a set of stairs. The plan is to remove all of the old decks, replace new on the original house, and add a deck on the back of the “carriage house”. Both decks will be approximately the same size. It was noted the existing layout and the principal structure are all connected - so it is basically all one structure. Therefore it was determined the application should be an improvement to a primary structure. Nicholas approved making that change on the application.The total number of bedrooms in the structure are 3. Terry motioned the application for U7/3 is complete. Phil second. After no additional discussion the motion passed 5-0. Terry motioned to approve the application for U7/3 and to grant permit number 24-36. Bob A second. After no additional discussion the motion passed 5-0.
4. Fred Immermann (U7/14) Applicant: Chartier Building and Remodeling. Application for an improved principal dwelling located at 156 Loop Road. Nathan Chartier reported after the storm last winter they began rebuilding the existing 12x28 deck, including the screen porch and doghouse dormer. Mike explained there were communications between Chris Wilcoxson and Dave Chartier. The homeowner wanted to screen half of the porch. This was done without permitting. Mike asked them to stop working pending the receipt of a permit. Ann’s listed as an owner. Her signature, therefore needs to be on the “appointment of representation form”. The structure is conforming in that it meets set back from the water and property lines. The lot, however, is nonconforming. It was determined abutters did not need to be notified per ordinance. Terry motioned the application for U7/14 is complete pending the receipt of Ann Herriott”s signature. Bob A second. After no additional discussion the motion passed 5-0. Terry motioned to approve the application for U7/14 and to grant permit number 24-37 pending the receipt of Ann Herriott’s signature. Bob A second. After no additional discussion the motion passed 5-0.

**Minutes**:

1. Review and approve minutes for meeting on March 5, 2025. Terry motioned to approve the minutes of the 3/5/25. Bob A seconded. After no additional discussion the minutes were approved 5-0.

**Old Business:**

1. Short term rentals (STR) - There is a scheduled Planning Board meeting to stuff envelopes with the STR surveys Tuesday 3/25/25 at 9:30 at the Historical Society. After the survey is mailed nothing further will occur regarding STRs until information is collected and collated. Things to consider regarding STRs in the future will be the capacity of the septic system supporting the structure. Must/should the rental advertisement align with the number of bedrooms in the structure?
2. The septic requirements for commercial structures was discussed.

**New Business**:

**Public Comment**:

**Other**:

Terry motioned to adjourn the meeting at 7:45 . Terry 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 April 2, 2025 at 7pm.