Planning Board of Georgetown Maine

Minutes of the Meeting of 16, April 2025

**Present**:

Chairman: Bob Trabona

Members: Terry Taylor and Phil Mason

CEO: Mike Field

Selectmen

Representative: Jonathan Collins

Public: Tom Lepage (remote)

Katherine and Robert Gravino

Susan Taylor (remote)

Cliff Webster

Nancy Randall (remote)

Lee Johnson

**Call to order**:

1. Chairman Bob Trabona called the Planning Board meeting to order at 7:02.

**Applications:**

1. Katherine and Robert Gravino (U2/001-A) Application for solar energy system. Tom Lepage (remote) of Maine Solar Solutions, representing applicants Katherine and Robert Gravino, presented the application for a proposed rooftop solar array at 731 Bay Point Road. The array is proposed on West side of House and they are complying with the 36-inch pathway from the ridgeline of the roof. Terry asked how the structural analysis of the roof by Exactus had been performed and conveyed to Solar Solutions. Did you get up under the roof to inspect it. Tom said that Solar Solutions provides all of the technical details to Exactus and then they go through a structural analysis, including the rafters and roof pitch. Bob asked if anyone went up in the attic to physically inspect the condition of the rafter, sheathing, etc. Tom said he believed so but he personally didn’t do it. Bob asked if the roof was in similar condition when it was built and not compromised in some way. Tom said that the structural analysis team reported that the roof was structurally sound to support the solar array. There were no other questions. Terry motioned the application for U2/001-A is complete. Phil second. After no additional discussion the motion passed 3-0. Terry motioned to approve the application for U2/001-A to grant permit number 25-03. Phil second. After no additional discussion the motion passed 3-0.
2. Cliff and Norah Webster (U8/23) Application. Cliff presented the application for construction of a new house located at 16 Promontory Way. They would like to replace their existing house, near the cottage their parents built in 1957. Their house has stairs both inside and out, and other design issues that are likely to become more difficult as they age. They also have 3 kids who have been coming there since children and will continue to. They had Jonathan Collins excavate and blast the site and are ready to put in a foundation. The house footprint at the back of the property will be at grade and the front 8-9 feet lower. The house height from grade would be about 34 feet at the lowest point and less at the median. It would be outside the shoreland zone. The existing house is 75 feet from mean high water and the new house would be 35-40 feet further back. The new house footprint is no closer than 30 feet from any of the interior boundaries. They don’t know where the septic system is going yet but we won’t be under the deck and more than 10 feet from the house. Terry asked if the existing house will remain. No, but it will only remain during construction. Once the new house is complete, he’ll submit separate demo permit to take the old house down. Terry noted that the existing septic permit is for 4 bedrooms and the new has alone will have 4. Will both homes use the septic at the same time? Cliff said no. The old system will be replaced with the new one and both houses won’t be on the same system at the same time. Bob asked if Jonathan will tear down the old house. Yes. Terry thought that the proposal might exceed the 20% limit on lot coverage in the shoreland zone pertaining to structures, parking and non-vegetated surfaces. It would be over the limit with all 3 buildings but when the exiting house and office are demoed it will meet the 20% coverage limit standard, including parking which will mostly be lawn. Bob asked if Cliff planned to pave anything. No. Board members had no other questions. Terry motioned the application for U8/23 is complete. Phil second. After no additional discussion the motion passed 3-0. Terry motioned to approve the application for U8/23 to grant permit number 25-04. Phil second. After no additional discussion the motion passed 3-0.

**Minutes**:

1. Review and approve minutes for the meeting on April 2, 2025. Terry motioned to approve the minutes of the 4/2/2025 meeting. Phil seconded. After no additional discussion the minutes were approved 3-0.

**Old Business:**

1. Short term rentals (STR) – A time will be set aside to tabulate the roughly 250 surveys that have been returned.

**New Business**:

1. Phil Mason (R3/1-B) review of survey for a lot split at 56 Birch Island Lane, which is part of the Robinhood Cove Subdivision. Bob said that there isn’t a quorum, since Phil must recuse himself, therefore action won’t be taken until the next meeting. Bob said the board may as well review the lot split survey in the meantime. Phil briefly described the proposed lot split, both new and residual lots meeting the 2-acre minimum lot size. Bob noted that the certified letters were sent out as a courtesy to the neighbors in the subdivision. Lee Johnson, one of Phil’s neighbors who lives at 4 Reynolds Point Lane, expressed concerns about the water table. She said that she has a desalinization plant and a well with a limited recharge rate. She said she didn’t have a reason to think that a new neighboring well would necessarily impact her well but that it is hard to predict. Terry asked how deep her well was and Lee didn’t know. Bob asked about the terrain of the adjacent lots. Phil said his is moderately sloping and Lee’s is much flatter. Bob said adequate water supply is a concern of the Planning Board but that a lot split was being considered and not a building permit. The ordinance requires an adequate water supply evaluation, but it only pertained to two dwellings on a single lot, not two adjacent lots. He said he understood Lee’s concern but there wasn’t really anything the board could do in this case. Terry explained that Georgetown doesn’t have an aquifer but fractured granite which isn’t as predictable. Lee asked if her well went dry after a new house is built, would the resolution be between her and her neighbor. Yes, Terry and Bob agreed and Bob said there are no easy answers to these issues. Phil asked Lee if she noticed that her flow rate declined over the years as more houses were built in the neighborhood. Lee said she has holding tanks and doesn’t know what her flow rate is. Nancy Randall, another neighbor, asked at what point a lot is determined to be buildable, when someone tries to build on it? Yes, Bob replied. Also, the lot isn’t in the more restrictive shoreland zone or have steep slopes. Terry said the application meets the minimum lot-size of 2-acres. Bob said it is therefore a buildable lot. Nancy noted that you couldn’t sell a lot in Vermont, where she came from, prior to passing a perk test. Phil said that he intended to do a perk test in advance of selling the lot but his realtor recommended leaving that up to the prospective buyer to do that once they knew where their house would go. Phil also said that as far as he knew the prospective buyers have done a perk test. Terry added that sometimes banks will require well and perk on a lot. Phil said there’s soil on lower part of the lot where septic would likely be located. Nancy asked if the lot had been sold and Phil said it was under contract.

**Public Comment**:

**Other**:

The next Planning Board meeting on May 7, 2025 and will be held as scheduled. Terry will miss the May 7 meeting.

Terry motioned to adjourn the meeting at 8:04. Phil seconded the motion. After no additional discussion the motion passed 3-0.

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 7, 2025 at 7pm.