Planning Board of Georgetown Maine

Minutes of the Meeting of 5, June 2024

**Present**:

Chairman: Bob Trabona

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

CEO: Chris Wilcoxson, Assistant, Mike Field CEO

Selectmen Representative: Rich Donaldson

Public: Sharon Trabona (remote)

Matt Dorsey

Stephanie Watson (remote)

Dick Walker

Kari Jones

**Call to order**:

1. Chairman Bob Trabona called the meeting to order at 7:00 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 explained she’d like to build a small house behind the current house. The existing will be demolished by Dale Savoy. The subsurface waste disposal isn’t signed. Mike has just received his credentials. Chris reported there are no issues with the permit. It needs only a to be signed and assigned a number. He offered his signature. There are no additional structures on the lot. There is now an erosion control plan in place. It was noted the application indicates the address is 1405 Five Islands Rd. Lot U13/16. Because it’s on the left side of the road it should be an even number. The information on file in the town office also indicate it is at 1405. The house that is to be demolished is actually on Roe Way. Boat House Drive, as indicated on the tax map is not actually there. This information is not relevant to the application. However, Ms. Watson was advised once the town straightens this out, the address will change. Terry motioned the application for U13/16 is complete. Lisa seconded. After no additional discussion motion passed 5-0. Terry motioned to grant permit number 23-06 for U13/16 pending the signed waste water application. Bob A seconded. After no additional discussion motion passed 5-0.
2. Karin Swanson (U7/7) Applicant: Matthew Dorsey, Application for replacement of deck that was destroyed during January storms. Located at 128 Loop Road. Matt explained the storms in January took the camp off its posts and pushed it back four feet. Since then the camp has been put back in the location where it landed (4’ back from its original location). They’d like to replace the decks exactly where they were on the structure, same size, same location. Some of the decking has already been replaced. Chris noted the structure sustained a great deal of damage. All has been repaired and replaced except the decking, railing, and stairs on the decks. The distance from the deck to the high-water mark is not shown on the plot plan. Mike reported Karin verbally notified her abutters. A written notice must be provided as part of the application.The cottage is not currently connected to the septic. Terry motioned the application for U7/7 is complete pending receipt of the dimension from the building to the high average tide, and correspondence from the abutters indicating they have received notification and that they have no objection to the project. Bob A seconded. After no additional discussion the motion passed 5-0. Terry motioned to approve the application and grant permit number 24-07 for lot U7/7 pending receipt of the dimensions from the building to the high average tide and correspondence from all the abutters that they have received notification of the project and that they have no objection. Bob A seconded. After no additional discussion the motion passed 5-0.

**Minutes:**

Pam motioned to approve the minutes of the 5/15/2024 meeting with changes noted. Bob A seconded. After no additional discussion the minutes were approved 4-0. (Terry abstained)

**Old Business:**

1. Market Value discussion - The following options were considered: -Construction value -The market value is the value of the structure alone, not the location of the structure. -Use the town’s assessed value corrected for when it was built, and updated to account for inflation/deflation between that date and current. -Insurance companies may offer information - estimated rebuild cost. -Construction estimate could be a requirement for the owner versus an appraisal. Each board member was asked to draft what he/she would put in the ordinance.

**New Business**:

1. Malden Island Conversation - The owners on Malden Island would like to start the conversation regarding rebuilding the bridge between Malden and Hen Islands, and the cook house. The bridge connects the septic between Malden and Hen. Each individual house has its own water supply. The tanks on Hen Island are for flush and drinking water for the cook house. Individual houses do not have septics. It all goes to Hen Island. In order to run the septic pipe the bridge will need to be rebuilt. The bridge would potentially be considered a dock. It was 50’ in length. There may be 30’ left of it. The septic system is totally in tact. Kari Jones explained they are trying to figure out if it’s worth rebuilding in place. What town ordinances will apply? Kari suggested the replacement of the cook house would be less than 50%. Consideration has been given to an alternate location. No feasible suggestion has yet been made. Kari reported there are lots in a horseshoe configuration with one house on Hen Island. There is a field in the middle. Dick Walker reported the cook house was built in 1936 and repaired in 1947 after it was moved in a storm. To his knowledge the structure does not have any official historical status. Dick reported the dining hall was lost. The kitchen was not, nor was the kitchen equipment. There are 3 bedrooms with a full bath in place. Currently no sewerage and electricity are available on the islands. The members of the Planning Board agreed additional information including dollar values, plans for reconstruction, etc. is needed, and a site visit will be necessary. Chris noted even composting toilets put into service temporarily will need a plumbing permit - they are under the label of alternative toilet.
2. Dock Approval Conversation - After the January storms the DEP and Army Corp were trying to address permits. Right now there is no communication from them. So there are 3 permits waiting for piers, ramps and floats ready for the Planning Board. All they lack is the Army Corp approval. The members of the board agreed to review them as they come in and either table the application if something is lacking, or approve with conditions.

**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 June 19, 2024 at 7pm.