Planning Board of Georgetown Maine

Minutes of the Meeting of 4, September 2024

**Present**:

Chairman: Terry Taylor - Acting Chair

Members: Pam Gunnell, Lisa Sabatine, Phil Mason

CEO: Mike Field CEO

Selectmen Representative: Jonathan Collins

Public: Brian Solvensen

William Plummer V

Kathryn Winglass

Chris Chafe (remote)

Katie Goodwin (remote)

**Call to order**:

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

**Applications:**

1. Edward Kaye/Alyssa Lebel (U11/18) Applicant: Brian Solvensen. Application for the replacement of a boathouse located at 22 Davis Landing Road. Terry recused himself. Lisa acted as chair. Brian summarized since the last meeting he measured all distances and added them to the plan. There will be no plumbing in the structure. There was discussion about whether or not the man-made pond is a regulated body under the Shoreline Zoning Ordinance. It does not have water flowing in or out of the pond. The north arrow was added to the plot plan by Brian. It was discussed moving the structure back another 22’ would place it at 75’ from the shoreline high water mark and within compliance. Brian made that change on the plot plan. Pam motioned the application for U11/18 is complete with the changes noted regarding set back to 75’. Phil seconded. After no additional discussion the motion passed 3-0. Pam motioned to approve the application with the changes noted for U11/18 and to grant permit number 24-18. Phil seconded. After no additional discussion the motion passed 3-0.
2. William Plummer V (R11-4-A) Applicant: William Plummer IV. Application for a new principal structure located at 120 North End Road. William V reported this will be a residence. It will sit on a concrete pad. Water will be collected off the roof and stored in a 1500 gallon tank. The house will be open concept with one bathroom and one bedroom. The structure is 30’x20’. There was a sale of lot 4B to Andrew King. That did not constitute a subdivision. This lot is being deeded from a grandparent to a grandson. Therefore, it does not constitute a subdivision. There will be a new septic system installed. On that document it indicates “drilled well”. This is not accurate. Mike made the correction on the septic permit. Phil motioned the application for R11-4-A is complete. Lisa seconded. After no additional discussion the motion passed 4-0. Phil motioned to approve the application for R11-4-A and to grant permit number 24-19. Pam seconded. After no additional discussion the motion passed 4-0
3. Kathryn Winglass (R11-33). Applicant: Kathryn Winglass. Application for an accessory structure - deck located at 29 Hagan Cove Road. Kathryn explained there is currently an old porch with a small landing and steps going towards the water. The cottage has a sun porch with sliding doors all around it but there is nothing outside of the doors. She is proposing a small deck which will not go out as far as the existing steps but would be in front of the sliding doors. A document is needed that supports Kathryn as the representative for Chater Enterprises. This is a nonconforming structure on a nonconforming lot. The addition of 777 square feet is in compliance with expansion allowed by the ordinance. A true plot plan was not included with the application that identifies dimensions of the lot/property, size of existing structures, size/location of proposed structures, location of well/septic, and distance of proposed structure to center line of road and shoreline. Phil motioned to table the application for R11-33. Lisa seconded. After no additional discussion the motion passed 4-0. Resuming the discussion for Kathryn Winglass’s application. Kathryn provided the information requested during the interim. Phil motioned the application for R11/33 is complete pending the authorization letter for Kathryn to represent Chater Enterprises. Pam second. After no discussion the motion passed 4-0. Phil motioned to approve the application for R11/33 with the requirement that an authorization letter from Kathryn Winglass be provided, and grant permit 24-20. After no additional discussion the motion passed 4-0.

**Minutes**:

Pam motioned to approve the minutes of the 8/21/2024 with corrections noted. Terry seconded. After no additional discussion the minutes were approved 3-0. (Phil abstained)

**Old Business:**

1. Campground update - The owner of the campground unexpectedly passed away. The state has been notified by Mike.
2. Market Value - Mike has yet to receive information from the state.

**Public Comment**:

**Other**:

Phil motioned to adjourn the meeting at 7:49. Pam seconded the motion. After no additional discussion the motion passed 4-0.

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 September 18, 2024 at 7pm.