Planning Board of Georgetown Maine

Minutes of the Meeting of 06 November, 2024

**Present**:

Chairman: Bob Trabona

Members: Pam Gunnell, Lisa Sabatine, Phil Mason, Terry Taylor, Bob

Aldredge, Pam Gunnell (alternate)

CEO: Mike Field CEO

Selectmen Representative: Jonathan Collins

Public: Julie Ipcar

Sean Ryan

Matt Vickrey

Mary Carol Jarmuz (remote)

Sharon Trabona (remote)

**Call to order**:

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

**Applications:**

1. Julie Ipcar/Sean Ryan (R2/39) Applicant: Julie Ipcar/Sean Ryan. Application for a new principal dwelling located at Stone Bridge Lane. Julie explained the plans are to build a 2 bedroom home with garage. The lot is in the Shoreland Zone. The house is not. It is 350’ from the high water line. The deed submitted reflects the correct acreage. The erosion control plan and a contractor’s control certificate number are missing. Terry motioned the application is complete pending the receipt of an erosion control plan and erosion control certificate number. Bob A seconded. After no additional discussion the motion passed 5-0. Terry motioned to approve the application for R2/39 pending the receipt of an erosion control plan and erosion control certificate number and grant permit number 24-25. Bob A seconded. After no additional discussion the motion passed 5-0.
2. Phil Mason/Gri Font-Mason (R3/001-8) Applicant: Phil Mason/Gri Font-Mason, application for an existing accessory structure (ADU) located at 56 Birch Island Lane. Phil recused himself from this application and Pam was named a voting member of the Board for this application.Phil explained the upper floor of the house is open concept. The ground floor was an open concrete slab. It has been upgraded as a space for guests, renters, and ground level living for Phil and Gri if needed in the future. The first floor does not have full kitchen facilities. It has a bedroom, bathroom, office, eating space. The project started mid May 2023 and was finished fall 2023. This space is on the ground level of the house. The building permit ordinance from 2022 applies to this situation. A planning board permit is required if an addition is being made to a structure (an improved principal structure). Based upon this, the application was changed with Phil’s permission, to read an “improved” principal structure. The existing septic is for a 3 bedroom structure. The house and ADU contain a total of 2 bedrooms. Terry motioned the application is complete. Bob A seconded. After no additional discussion the motion passed 5-0 (including Pam). Terry motioned to approve the application for R3/001-8) and grant permit number 24-26. Bob A seconded. After no additional discussion the motion passed 5-0 (including Pam).

**Minutes**:

Terry motioned to approve the minutes of the 10/16/2024 with changes noted. Bob A seconded. After no additional discussion the minutes were approved 5-0.

**Old Business:**

1. Short Term Rentals (STR) - The topic of STRs may result in an ordinance. Things to consider: What is an STR? Will existing STRs be grandfathered? How many do we have in Georgetown? What are they? (room within a home? converted shed? entire home?) How will they be controlled? Should they be controlled? What is the cost of oversight? Who provides administrative oversight? Do they in fact put a strain on our town? Places to start to process regarding STRs include: Attempting to determine how many STRs there are in town? Determine the impact on transfer station? Impact on town office? Impact on fire department? Pam will attempt to determine the number of STRs in town. Lisa will start a draft of a survey. Terry will gather information regarding transfer station use/amount of trash throughout the year. Bob A and Phil will gather information about how other towns deal with/identify STRs. At some point a list of towns with similar demographics to that of Georgetown, and those that have water frontage will be developed, so that their ordinances regarding STRs can be reviewed. This topic will be on the agenda for the December 4 meeting.

**New Business**:

1. Demolition permits - When are they required? There is clarification in the ordinance. Therefore, no discussion is required at this time.
2. If a structure gets washed off its foundation is a permit needed to replace the foundation? Georgetown lacks guidance in the ordinance about “structural work” and what triggers it.

**Public Comment**:

**Other**:

A. 9 Ballfield Lane - The owners are still working on plans and are therefore not ready to apply/present to the Board.

Terry motioned to adjourn the meeting at 8:19. Bob A 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 November 20, 2024 at 7pm.