Planning Board of Georgetown Maine

Minutes of the Meeting of 20 November, 2024

**Present**:

Chairman: Bob Trabona

Members: Pam Gunnell, Lisa Sabatine, Bob

 Arledge (remote), Pam Gunnell

CEO: Mike Field CEO

Selectmen Representative: Jonathan Collins

Public: Sharon Trabona (remote)

 Sarah Clifford (remote) - Re-Vision Energy

 Jeff Annunziata

**Call to order**:

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

**Applications:**

1. James Ellis (U8/26) Applicant: Sarah Clifford, Re-Vision Energy. Application for roof mounted residential solar at 19 Promontory Way. Sarah explained they are proposing to install 33 solar panels on a newly constructed home. The distance from the roof ridge to the top solar panel is 18”. Based upon the information provided the coverage proposed would be 63.7% of the roof. The Solar Energy Ordinance - Section 8.3.(d) states: “Where panels cover more than 33% of the roof, a 36 inch wide path is required on both sides of the ridge”. There is a proposed allowance of 18” on the bottom of the array. The side dimensions are wider than need be. For this reason it was suggested the array could be widened to provide for the 36” at the roof ridge. On the application section 2 - relating to the structure of the building it indicates the applicant has performed a visual inspection and determined the structure is sound to carry additional load. There is also a letter with the application indicating Re-Vision Energy professionals have conducted a site inspection. Because this additional letter does not have a signature, but the applicable portion of the application does, it was suggested the letter is not required. With Sarah’s permission the letter was removed from the application. The size of the lot - .92 acres was added to the application with Sarah’s approval. The Lot and Map number were added to the Appointment of Representative form with Sarah’s permission. The application is missing a plan that reflects the appropriate distance from the ridge line. Lisa motioned to table the application for U8/26. Pam seconded. After no additional discussion the motion passed 4-0.
2. Carolyn Conery (R1/11) Applicant: Rachel Kerr-Cavanagh, First Light Solar. Application for ground mounted residential solar at 124 Jewett Road. Jeff Annunziata is the General Contractor. First Light Solar is the signed representative on the application. Robert W. Conery is listed on the deed but is not on the application. His signature on the application and the Authorization of Representative form is needed. The lot size needs to be added to the application. The property is in the Shoreland Zone and is Limited Residential zoning. Mike added that information to the application. Jeff explained there is currently a ground mounted solar system in place that is operational. This application is to replace that unit. The height from the ground to maximum tilt will be 16.62’ as proposed in the application. The Ordinance mandates peek height at winter slant is a maximum allowable height of 15’. The updated plot plan has a black dot that says “proposed location, existing location”. Jeff clarified the existing system is being replaced. It has not yet been removed. It is being “updated”. The panels on it will be replaced. Jeff noted the current system and the proposed unit are able to provide power to both structures (the house and cottage). At this time it is only being used to power the cottage. The Sol-Ark batteries will be in the cottage. The dimensions of all the structures on the lot must be included on the plot plan. The size, height and location of the proposed solar system must be on the plot plan. The dimensions from the lot lines of all structures on the lot must be included. The distance from the proposed solar unit from lines, roads, shoreline, etc. need to be included on the plot plan. Lisa motioned to table the application for (R1/11). Pam seconded. After no additional discussion the motion passed 4-0.

**Minutes**:

Bob A motioned to approve the minutes of the 11/6/2024 with changes noted. Pam seconded. After no additional discussion the minutes were approved 4-0.

**Old Business:**

1. Short Term Rentals (STR) The list of possible STRs in Georgetown submitted by Pam was reviewed. Concerns - If you look at the number of bedrooms identified in some of the STRs and compare them to the number of people allowed in the structure there is a disparity in what should be allowed for occupancy based upon the septic systems. Who would potentially oversee this issue? What does excessive occupancy do to the water resource in the home? How many STRs can the island support? Do we want to put a limit on them? The members of the Board are asked to review the survey developed by Lisa and forward any suggestions/comments her.

**New Business**:

1. Splitting Lots Discussion - What happens when there is a lot that has the majority of land on one side of a public road, with a small piece on the other? The small piece is a nonconforming lot of record. It was concluded if an existing lot is sold, the small piece must stay with the original lot and the subdivided piece could stand alone assuming it meets lot size regulations.
2. Bob A would like to put more solar panels on his property, specifically on the roof of a shed. Because the roof is very low (7’), could the requirement for the walk around area on the roof be waved? This is a non habitable structure. It is detached, has no plumbing, etc. Right now the ordinance requires roof access for all structures. It was decided the current ordinance does not allow for an exception. This issue may be revisited in the ordinance in the future.

**Public Comment**:

**Other**:

Lisa motioned to adjourn the meeting at 8:51. 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 December 4, 2024 at 7pm.