Planning Board of Georgetown Maine

Minutes of the Meeting of 4, December, 2024

**Present**:

Chairman: Bob Trabona

Members: Pam Gunnell, Lisa Sabatine, Bob

 Arledge, Pam Gunnell, Phil Mason

CEO: Mike Field CEO

Selectmen Representative: Jonathan Collins

Public: Sharon Trabona (remote)

 Jeff Annunziata

 Tim Forrester

 Corey Levy (remote) - First Light

 Erik Mitchell (remote) - Revision Energy

 Sarah Clifford (remote) - Revision Energy

 Raye Kerri-Cavanagh (remote)

**Call to order**:

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

**Applications:**

1. James Ellis (U8/26) Applicant: Sarah Clifford, Revision Energy. Application for roof mounted residential solar at 19 Promontory Way. Erik Mitchell reported there is a proposal for a 14kw solar array on James’s home. The solar array is on the south roof which takes up 29% of the total roof area (north and south sides). There are two, 3’ pathways on each side and 18” on the top. Erik’s interpretation of the ordinance allows this to occur. The Board currently considers the area covered by the solar panels as the area under consideration and pathways are determined by that single plane. In preparation for this discussion Mike spoke to the state Fire Marshall. He reported this person instructs the “plan view” roof area is the entire roof from above. In their bulletin the NFPA reported similar thinking. Erik was asked if he had considered other configurations of the panels to allow for 36” at the peak. He has, including the use of different sized panels and could not make that work. Bob A motioned the Planning Board recognizes the NFPA guidelines regarding the “plan view” roof. Pam seconded. After no additional discussion the motioned passed 5-0. Bob A motioned the application for U8/26 is complete. Phil seconded. After no additional discussion the motion passed 5-0. Bob A motioned to approve the application for U8/26 and to grant permit number 24-27. Phil seconded. After no additional discussion the motion passed 5-0.
2. Carolyn Conery (R1/11) Applicant: Rachel Kerr-Cavanagh, First Light Solar. Application for ground mounted residential solar at 124 Jewett Road. Corey Levy reported they are looking to get a permit for a 12 panel, single ground mount so the new cabin will have power. The current situation disallows them to get power to the cabin. The single pole ground mount appears to be the best option for the project. The existing array will be disassembled. The maximum tilt height now meets requirements. Robert’s signature is now on the application, and the appointment of representative letter is now part of the packet. The new array will be installed in the same location where the old was located. The existing array is less that 75’ from the water. Corey reported it would be difficult to attach to rock, therefore another location does not work. In addition, a change of location would create diminished capacity of the system due to shade. Corey reported he has examined the lot in an effort to move it back from the water while still achieving solar goals. The diagram for the array lacks length and width dimensions on the plot plan. The dimensions of the array are 15.17’x17.2’ in the most lateral position and were added to the plot plan with Corey’s permission. Bob A motioned the application for R1/Lot 11 is complete. Phil seconded. After no additional discussion the motion passed 5-0. Bob A motioned to approve the application for R1/Lot 11 and grant permit number 24-28. Phil seconded. After no additional discussion the motion passed 5-0.
3. Phillip S Davis (U14/53) Applicant: Flycatcher, LLC, application for new dock, pier, float at 49 Lewis Road. Tim Forrester reported the Davis family had a dock that was washed out in the storm. They are proposing a replacement in kind. The elevation will be raised the allowable 3’. The dock, ramp and pier will be the same size. The permit has been accepted by the DEP. Mike will add the number to the application. The lot size is 2.25 acres. The map in the folder lacks the back lot line. Tim made the adjustment so the line is now visible. The dimensions of the structure on the property are not included on the plan. Tim calculated the distance of the structure on the lot from the shoreline at its closest point to be 100’+/- and added that dimension to the plan. Bob A motioned the application for U14/53 is complete. Phil seconded. After no additional discussion the motion passed 5-0. Bob A motioned to approve the application for U14/53 and grant permit number 24-29. Phil seconded. After no additional discussion the motion passed 5-0.

**Minutes**:

Bob A motioned to approve the minutes of the 11/20/2024 meeting with changes noted. Pam seconded. After no additional discussion the minutes were approved 5-0.

**Old Business:**

1. Short term rentals (STR) The survey was reviewed.
2. Information regarding solar panels on various structures was discussed. Single, 2 family dwellings and town houses must abide by certain regulations. There is a second set of regulations that deals with detached, non-habitable structures. These shall not be required to have roof access. These structures might include a shed, greenhouse, dog house, etc. These regulations do not require roof pathways on non-habitable structures. We do not currently have that in our ordinance, but it is recognized by the state. It was suggested it be included in our ordinance in the future so it is plainly visible to all. In the meantime, because it is recognized by the state, the question of whether or not Georgetown should use this guideline was addressed. Bob A recused himself from the discussion. Phil motioned we accept the state regulations regarding non-habitable structures, specifically that they are not required to have space around the solar array on a roof. Pam seconded. After no additional discussion the motioned passed 4-0 (Bob A abstained).

**New Business**:

1. December/January Planning Board meeting schedule. Lisa motioned the Planning Board meet on 1/8/25 and 1/22/25 and go back to the 1st and 3rd Wednesday in February. The second meeting in December will be cancelled. Pam seconded. After no additional discussion the motion passed 5-0.

**Public Comment**:

**Other**:

Lisa motioned to adjourn the meeting at 8:30. 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 January 8, 2025 at 7pm.