Planning Board of Georgetown Maine

Minutes of the Meeting of 22, January, 2025

**Present**:

Chairman: Bob Trabona

Members: Terry Taylor, Lisa Sabatine, Bob Arledge, Pam Gunnell,

CEO:

Selectmen Representative: Jonathan Collins

Public: Julie Larry - Black Diamond Consultants

 Stephen Mace

 Karen Mace

**Call to order**:

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

**Applications:**

1. Sagadahoc County (R4/14) Applicant: Black Diamond Consultants, Inc. Application for a new wireless communication facility. The property is located at Five Islands Road. The tower is proposed to be on the north side of Hillside Cemetery. Julie Larry represented Black Diamond. This is a preliminary meeting which means no decisions will occur at this meeting. It is solely to address what is required for the application. Julie reported there are no changes to the application previously submitted. She reported they are waiting for the MDOT permit and would ask that be a condition of acceptance of the application. They hope to have a signed lease in the very near future. Jonathan reported the attorneys are reviewing the lease.That will be forthcoming as soon as it is available. Julie summarized the new tower as proposed is just north of Hillside Cemetery off 5 Islands Rd. The size of the enclosure and height of the tower (175’) has not changed. The enclosure is a chainlink fence. There is a waiver allowing that. There will be a new driveway off 127. The compound is 50x50 within a 100x100 leased area. There will be equipment space on the pad for the emergency management group. There will also be space for up to 4 colocations. Each colocator will be required to have their own generator. There will be ditches on the driveway so that water flows on the downhill side. The driveway will be crowned with gravel. Julie offered to have their storm water engineer address the issue of water run off to answer the question of the impact water running off the driveway will have on the culvert on 127.
2. Pre-Application Checklist - A checklist had been previously completed as part of the last application and was reviewed to determine if it continues to apply to the new. The members of the Board agreed the following items apply: Section 8A3a - all points 1-5 are checked. 8A3b items 1-9 are checked with exception of 7 which is not required. 8A3c - items 3 &4 are checked. 8A3d - all 3 items are checked. 8A3e - items 1 & 2 are checked. 8A3f - one item (vegetative buffering) is checked. 8A3g - one item (suitably finished so as to minimize their visual impact) is checked. 8A3h - items 1,2, & 3 apply. 8A3i - one item (co-location is strongly encouraged) is checked. 8C2 - Items a, b, c and e are required. Item d is not. 8C3 - one item (potentially hazardous radiation is controlled) is required. 8C4 - Items a and e are required b,c and d are not.

**Minutes**:

1. Review and approve minutes for meeting on January 8, 2025. Terry motioned to approve the minutes of the 1/8/2024 meeting with changes noted. Bob A seconded. After no additional discussion the minutes were approved 5-0.

**Old Business:**

1. Short term rentals (STR) - Bob T has asked the survey be on the next Select Board agenda. Specific request is that they fund the survey. The Select Board has asked that they have time to review the survey.

**New Business**:

A. Discussion of the split of the Mace lot - Stephen and Karen reported they have 10 acres on the Indian Point Rd. They had a survey to cut off 2 acres which runs along the road. They have a piece of ground on the other side of Indian Point Road that is not directly across from their land. The small lot has 75’ of frontage on the water. Stephen expressed their desire to purchase a small piece of land that is directly across from the 10 acre lot, which would make their small piece contiguous to their larger lot. They would then like to build a home on a 2 acre lot they would create. The new structure would be located on the land in front of their current home. If they sold their current home, they would have to provide a right away through the lot they’d create. It was explained a new lot can not be created that does not meet minimum lot size. If a 2 acre lot is created from the original parcel, the nonconforming lot across the street must remain with the original lot (Lot 5). The intent of the Maces is to add a piece of property to lot 5, contiguous to the little lot on the east side of Indian Point Road. This would then make that piece contiguous with lot 5. The board agrees if the Maces purchase extra property and later split Lot 5, as long as the 2 new pieces stay with Lot 5, and is not considered a part of Lot 5a, the lot can be split in the manner proposed.

**Public Comment**:

**Other**:

Terry motioned to adjourn the meeting at 8:29. 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 February 5, 2025 at 7pm.