Planning Board of Georgetown Maine

Minutes of the Meeting of 5 February, 2025

**Present**:

Chairman: Bob Trabona

Members: Terry Taylor, Lisa Sabatine, Bob Arledge, Phil Mason (remote)

 Pam Gunnell (alternate)

CEO: Mike Field (remote)

Selectmen Representative: Jonathan Collins

Public: Anne Witty

 Sharon Trabona (remote)

 Vincent Bosso

**Call to order**:

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

**Applications:**

1. Christine Beebe (U6/14) Applicant: Vincent Bosso of Bosso Construction, application for an improved principal dwelling/deck. The property is located at 84 Loop Road. The deck was damaged in the storm of January 2024 and the stairs were ripped off. The plan is to put back the stairs back but to relocate them off the side of the deck. To do this they need to be extended. The extension will not move them towards the shoreline. This is a nonconforming structure, but this change will not make the structure less conforming. Vince also plans to redo the deck. The dimensions of the deck will be the same, with the exception of a small extension and the relocation of the stairs. The packet includes a certified receipt for the letter sent to abutters. Vince was asked to, and agreed to provide a copy of the actual letter. The site plan indicates a 12x24 portion of the building identified as “repair”. Vince clarified that was a previous project. Terry motioned the application for U6/14 is complete. Lisa seconded. After no additional discussion the motion passed 5-0. Terry motioned to approve the application for U6/14 and to grant permit number 24-30. Bob A seconded. After no additional discussion the motion passed 5-0.

**Minutes**:

1. Review and approve minutes for meeting on January 22, 2025. Terry motioned to approve the minutes of the 1/22/2025 meeting. Bob A seconded. After no additional discussion the minutes were approved 5-0.

**Old Business:**

1. Short term rentals (STR) - At the Select Board meeting some members wanted to have the opportunity to make comments relative to the survey. To date none have been received. Jonathan will ask Tyler to contact the Select Board members and ask them to forward comments. It was agreed the survey should be limited to questions that provide information relevant to what we want to learn about STRs in town. The question of whether or not, and how to grandfather STRs was brought up for future discussion. In addition - If the town has an ordinance relative to STRs does it place more legal liability on the town for potential issues if something goes wrong in a STR? Should an attorney be consulted regarding this issue? Should a separate ordinance relating to STRs be written, or can the topic be incorporated into existing ordinances?

**New Business**:

A. Anne Witty/Jonathan Taggart (R4/15 and R4/15-G) Combining two parcels, R4/15 and 15-G in subdivision at Higgins Farm. The property is located at 644 Five Islands Road. Bob T recused himself from the discussion. Terry acted as chair. Anne explained they’d like to recombine lots 15 and 15G. They were, in the past, one. This must come before the Planning Board because it changes the subdivision. As a result the subdivision plan must be changed. To do that, the Planning Board must sign a revised plan. The ordinance indicates we receive the information 10 days before a Planning Board meeting. (4.3.1) Given that this request is fairly uncomplicated, it was suggested that be waived. The members of the board agreed. A site inspection is required by ordinance. The board agreed to waive the site inspection. Bob A motioned to approve the merging of lots 15 and 15G into lot 15. Pam seconded the motion. After no additional discussion the motion passed 5-0. (Pam acted as a voting member)

**Public Comment**:

**Other**:

1. Planning Board budget 2025-26. The current budget was reviewed. At the last Select Board meeting up to $2000 was approved for the STR survey. There is a contingency fund built into the Planning Board budget for $50. If there are postings that must be placed into public notices there will be a cost. It was suggested the $50 contingency fund be increased to $1000. The proposed budget for 2025-26 was reviewed. Terry motioned to approve the budget total for 2025-26 to be $1450. Bob A second. After no additional discussion the motion passed 5-0.

Terry motioned to adjourn the meeting at 8:05. 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 19, 2025 at 7pm.