

**Town of St. George
Planning Board Public Hearing
James Kohl Pier
Glenmere Road
Map 204 – Lot 010
Tuesday 11/24/2020 @ 7 PM
VIA ZOOM**

(Contact Town Office for Zoom Information)

**St. George
Planning Board Meeting
November 24, 2020
7 PM Via Zoom**

(contact Town Office for Zoom info)

1. Open Regular Meeting
2. Establish a Quorum
3. Conflict of Interest
4. Adjustments to Agenda
5. Review Minutes:

On-site minutes for Kohl

On-site minutes for Torpey

6. Public Comment:
-

7. Piers:

- A. James Kohl
6' x 24' Wood Pile
Supported Pier, 3' x 50'
Aluminum Ramp with a
12' x 24' Wood Float
Glenmere Road
Map 204 – Lot 010

8. Building Permits:

- A. William Torpey
New Concrete Slab
Under Existing Building
In Buffer Zone and
Expansion to Same
Building
159 Cline Road
Map 229 – Lot 04

9. Site Plan Review:

- A. Jessica Thompson
Remove Plaster From
Walls and Ceiling and
Install New Drywall &
Trim in 1 Apartment
875 Port Clyde Road
Map 102 - 077
- B.
Leavitt Prop. Services
4' Wide Exterior Stairs
From Parking Lot Towards
Front of Building

3' x 4' Landings Top & Bot
& Hand Railing Both Sides
47 Main Street
Map 104 – Lot 076

C. St. George Sea Farms
LLC

Preliminary Discussion for
Rebuilding at 127 River
Road
Map 219 – 085

10. Other Business:

11. Adjourn

**St. George Planning Board
On-site Inspection
159 Cline Road
November 14, 2020 – 9:30 a.m.**

The on-site visitation inspection began at approximately 9:30 a.m. Planning Board members present were: Anne Cox, Chair; Jane Brown, Ray Emerson, Michael Jordan, Mary K. Hewlett, and Alan Letourneau. Also present were: CEO Brackett, Richard Bates, and Bill Torpey.

The applicant, Bill Torpey, was present. The application is to lift an existing 22-foot x 22-foot garage off its current slab and move it temporarily to an adjacent area on the property. Remove existing broken slab and replace with a new 36-foot x 22-foot slab. Place the old garage on the new slab and add on 14 feet of new garage to the existing structure to create a 36-foot x 22-foot garage.

The Planning Board observed the garage that is in question. Torpey explained the plans to expand the garage to the north that will give them more storage. He stated they are in the 75-foot setback about everywhere and believes it will be impracticable to move the garage. He pointed out the septic field area, the neighbor's property lines, and the wells.

Chair Cox asked which well they currently use. Torpey stated it is the one that starts by the paved circle. Torpey said they had another well that was removed as it was an eyesore and was not doing anything. There are two other wells on the property not being used at this time.

Torpey pointed out the shoreline and property lines. He stated there is about 4 feet to the neighbor's property beside the garage. Once the garage has been lifted and the old slab is taken out, the plan is to adjust the orientation so there will be about 8 feet at the back of the garage and 5 feet at the front of the garage, creating a little more between the neighbor's property line.

Chair Cox explained to Torpey that the Planning Board will be reviewing at least the following two issues. 1. The 75-foot setback, and 2. The side setback.

Chair Cox asked for other comments or questions. There being no other comments, the onsite visitation ended at 9:41 a.m.

Respectfully submitted,

Marguerite R. Wilson
Planning Board Recording Secretary

**St. George Planning Board
On-site Inspection Kohl's
November 14, 2020 - 9 a.m.**

The on-site visitation inspection began at 9 a.m. Planning Board members present were: Anne Cox, Chair; Jane Brown, Ray Emerson, Michael Jordan, Mary K. Hewlett, and Alan Letourneau. Also present were: CEO Brackett, Richard Bates, Nancy and James Kohl, and Matt Tibbetts.

The applicants, James and Nancy Kohl, were present. Matt Tibbetts of Art Tibbetts Marine represented the applicants. The application is to construct a 6 foot by 24-foot pier with a 3-foot by 50-foot ramp and a 12-foot by 24-foot float off of Glenmere Road. The Shoreland Zone District is Marine Residential and the Floodplain Designation is VE11.

The Planning Board proceeded to walk an undeveloped path to Deep Cove where the proposed project will be located. According to Ms. Kohl, the path will remain undeveloped and in its natural state. The shoreline area consists of a 7-foot-tall ledge outcrop vegetated with deciduous trees at the top of the slope.

Tibbetts pointed out the location of where the pier, ramp, and float will be located. Tibbetts noted the pier will not extend as far out to low tide or approximately three trucks parked end-to-end.

Chair Cox asked if the pier would extend out into the cove similar to the neighboring pier. Tibbetts stated yes but shorter as the pier will be 24 feet long. He believes the neighboring pier is about 50 feet long, so the Kohl's pier is half that size.

Chair Cox asked if any trees will be removed. Tibbetts stated no trees will be removed. There are two trees at the shoreline edge and the pier will be located between those two trees.

Hewlett asked if there were any riparian rights issues. Tibbetts said the pier will extend straight out and they will have about 30 feet of side setback. The onshore property line has been pinned. Hewlett noted that the project will be close to the neighbor's property line. Tibbetts stated that they changed the position of the float to make some extra distance from the property line.

Hewlett asked if the Kohls will build any stairs to the house, and Chair Cox asked if they plan to use the type of path that currently exists. Nancy Kohl stated yes. There will be some steps next to the house but the path is the path. She stated she fell in love with the wooded and vegetated area and will leave the path as it is.

Chair Cox asked for other comments or questions. There being no other comments, the onsite visitation ended at 9:07 a.m.

Respectfully submitted,

Marguerite R. Wilson
Planning Board Recording Secretary