

TOWN OF ST. GEORGE MAINE

FINDINGS OF FACT AND CONCLUSIONS OF LAW

**St. George Sea Farms, LLC
127 River Road**

PROJECT DESCRIPTION: The application is for a new shellfish aquaculture facility. The existing buildings will be removed, and a new flood resistant wood-frame structure will be built for storage and nursery processing with a single unit residential component for the caretaker. The existing overboard discharge septic system will be replaced with a new FugiClean wastewater system. The low water impoundment height of the dam will be increased by four feet with reinforced concrete and granite. Granite blocks will be installed between the shoreline and Haskell Point Road for approximately 200 feet to act as a heat sump and assist in road stabilization, remove existing chain link and barbed wire fence, and install a line of granite blocks along River Road.

FINDINGS OF FACT AND CONCLUSIONS OF LAW: In view of the above actions, the application, and supporting documentation in the record, the Planning Board makes the following Findings of Fact and Conclusions of Law:

1. Preserve and Enhance the Landscape – On a motion by Jordan, seconded by Hewlett, standard has been met, 5-0. The proposed project will greatly improve the aesthetics and improve the appearance of the landscape.
2. Relationship of the Proposed Buildings/Structure to the Environment – On a motion by Jordan, seconded by Hewlett, standard has been met, 5-0. The proposed project will improve the scenic view of the area and improve the appearance of the landscape.
3. Vehicular Access – On a motion by Jordan, seconded by Letourneau, standard has been met, 5-0. The proposed site layout of the driveway is self-explanatory.
4. Parking and Pedestrian Circulation - On a motion by Jordan, seconded by Letourneau, standard has been met, 5-0, based on the Planning Board's observation of the layout and design of vehicular and pedestrian circulation at the on-site inspection there is adequate access. There will be no retail operation on this property which will limit pedestrian and vehicle access on the site.
5. Surface Water Drainage - On a motion by Jordan, seconded by Brown, standard has been met, 5-0. Installation of new gravel will help with the absorption of stormwater drainage. There will be a minimal increase to the building area, but this will not adversely affect neighboring properties.
6. Existing Utilities - On a motion by Jordan, seconded by Hewlett, standard is not applicable, 5-0. The proposed project will not use any of the specified utilities.
7. Advertising Features - On a motion by Jordan, seconded by Brown, standard has been

met, 5-0. The application includes a proposed 2 foot by 3-foot sign which is allowed under the Shoreland Zoning Ordinance.

8. Special Features - On a motion by Jordan, seconded by Hewlett, standard has been met, 5-0. No storage areas, machinery, or service areas are included in the application. The standard hours of operation will be 7 a.m. to 7 p.m., seven (7) days a week but given the nature of the business, emergency hours of operation may occur and be allowed.
9. Exterior Lighting - On a motion by Jordan, seconded by Hewlett, standard has been met, 5-0. The exterior lighting will be under the roof overhang and down shielded.
10. Emergency Vehicle Access - On a motion by Jordan, seconded by Letourneau, standard has been met, 5-0. There are adequate provisions for providing and maintaining convenient and safe emergency vehicle access to the building based on the Planning Board's observation at the on-site inspection.
11. Municipal Services - On a motion by Jordan, seconded by Letourneau, standard has been met, 5-0. The business operation will not have an unreasonable impact on any of the municipal services.
12. Water/Air Protection - On a motion by Jordan, seconded by Letourneau, standard has been met, 5-0. The proposed project will not result in undue water or air pollution. The project will improve water pollution as the overboard discharge system is being removed.
13. Water Supply - On a motion by Jordan, seconded by Brown, standard has been met, 5-0. There are existing wells that are adequate and operational on-site, but two locations have been identified for well drilling with the primary location at the south edge of the parking lot and the other location in the northwest corner of the property.
14. Soil Erosion - On a motion by Jordan, seconded by Letourneau, standard has been met, 5-0 based on the representatives' statements that Best Management Practices will be used in the construction of this project.
15. Sewage Waste Disposal - On a motion by Jordan, seconded by Letourneau, standard has been met, 5-0. A new subsurface wastewater system will be installed and will provide for adequate sewage waste disposal. This is subject to approval by the St. George plumbing inspector.
16. Hazardous, Special, and Radioactive Materials - On a motion by Jordan, seconded by Brown, standard is not applicable, 5-0. The representative stated that to his knowledge, there will be no hazardous materials stored on the premises.
17. Financial/Technical Capacity - On a motion by Jordan, seconded by Letourneau, standard has been met, 5-0. The applicant has stated that Mr. Wagner has the financial capacity to complete the project and there is technical expertise involved to carry out the project in accordance with this ordinance and the approved plan.

18. Shoreland Zone - On a motion by Jordan, seconded by Letourneau, standard has been met, 5-0 based on the Planning Board's findings under Section 15(C) and Section 16 (D) of the Shoreland Zoning Ordinance.
19. Flood Plain - On a motion by Jordan, seconded by Letourneau, subject to the approval of the floodplain application by the St. George Code Enforcement Officer, the standard has been met, 5-0.
20. Lot Standards - On a motion by Jordan, seconded by Letourneau, standard has been met, 5-0 subject to receipt of a variance from the State of Maine Department of Health and Human Services for the location of the septic field.

THEREFORE, the town of St. George Planning Board hereby approves the application pursuant to the Performance Standards Review Performance Standards Review, Section V, A1-20 in the Site Plan Review Ordinance with the following conditions:

- All state and federal permits, including but not limited to:
 - National Resource Protection Act (NRPA) permit from Maine Department of Environmental Protection
 - Army Corps of Engineers
 - Department of Marine Resources
 - Internal plumbing permit
 - Floodplain permit from the Code Enforcement Officer
 - Sub-surface wastewater permit including variances from St. George LPI and State of Maine Plumbing Inspector
- The applicant's purchase of the property will be completed.
- Haskell Point Road will remain open and passable for vehicles and emergency apparatus during the construction process. If damage occurs during construction, Haskell Road will be restored to its current condition or better immediately after completion of the St. George Sea Farm construction project.

For the **St. George Planning Board**, February 9, 2021.

Anne Cox, Chair

Mary K. Hewlett

Jane Brown

Michael Jordan

Alan Letourneau