

**St. George Planning Board
On-site Inspection
3 Riverview Lane
July 12, 2021 – 5 p.m.**

The on-site visitation inspection began at 5 p.m. Planning Board members present were: Anne Cox, Chair; Jane Brown, Michael Jordan, Mary K. Hewlett, Anne Cogger, and Van Thompson. Also present were: CEO Terry Brackett, Richard Bates, Robert and Kimberly Lehmann, Raelani Marton, Nat Lyons, Jane Poshkus, Bill Hardy, Linda Duncan, Sondra Perry, Gerrit Lansing, Kimberly Roell, Andrew Hedrich, and Joe Richardi.

The applicants, Robert and Kimberly Lehmann were present. Also present were Andrew Hedrich, P.E. of Gartley & Dorsky, and Joe Richardi, Richard J. Construction, Inc. to explain the proposed project.

This existing structure is nonconforming and is entirely located within the 75' setback. The application is to remove and replace the existing residence from the edge of the shoreline. The Shoreland District is Marine Residential.

The lot lines were staked out. Hedrich noted the property line pins and stated that the area between the pins creates a small, triangular-shaped piece of land that is not owned by any of the abutters; it is owned by Leland Overlock. Hedrich stated Gartley & Dorsky only surveyed the front side of the Lehmann's lot. The front side of the lot includes the existing driveway and part of the road but most of the right of way is outside the triangular piece of land.

Hedrich stated the plan is to construct a new house in a nonconforming lot. The Lehmanns are too close to the water and are very close to Sondra Perry's property. Hedrich stated the plan is to reduce the square footage of the building and construct it back 25' from the water to get it outside the floodplain. Hedrich stated they want to make sure the new structure is raised above the AE14 flood elevation and pull the new structure as far away from the abutter's house as possible. He stated the existing structure is 5' to the property line and the plan is to increase the distance to 17 feet.

Hedrich stated the new structure will encroach into the 25' setback from the right of way some distance. He stated, "This is where the small triangular piece of property comes into play. The existing driveway will maintain its location." He explained there will be enough room to keep the access in and have driveway space. They will also do some landscaping in that area. Hedrich stated the building will have to be moved away from the water to get it up on the hill to minimize soil removal and get it up out of the flood zone.

Hedrich explained that a new foundation is necessary, and it will be built as a daylight basement. He pointed out the area for the new steps.

Chair Cox asked about the leach field. Hedrich noted the area of the leach field was next to the existing driveway and pointed out where the new location for the septic tank is proposed.

Hewlett: How many trees will be removed?

Hedrich: Thirteen trees. (Richardi explained that some new plantings will take place at this site.)

The Planning Board and attendees viewed the property line area between Sondra Perry and the Lehmanns. The whole building will shift up and be moved over as they are trying to get it above the flood elevation and instead of a 5' gap between the property line, there will be a 17' setback. Trees will also be planted between the properties to provide some screening.

Chair Cox asked about removing part of the ledge.

Hedrich stated most likely ledge removal will be required. "It is impossible to know what they will be dealing with until it can be scraped down, see what is there, and where all of the building finalizes.

Hewlett: Are you talking blasting?

Hedrich: The answer is, we don't know. We don't know how it will be accomplished. Looking at some of the rock, you cannot tell what it is. Licensed blasters will be involved.

Richardi: What I see is pretty hard ledge.

Chair Cox: I will point out. If we look next door, their holding tank is right there.

Hedrich and Richardi stated yes. The company that will do the blasting is certified and licensed in the state of Maine. Richardi noted the blasting company will likely be going diagonally from that corner and stated because of the angle of the ledge, the blasters will be working away from the ledge as opposed to having to blast straight down.

Question: Are they looking at the dock now or is that not part of it?

Hedrich: No. We are pulling that from the application at this point just to keep it simple. We will have to go back to the Planning Board and go through DEP permitting to do the dock. I think the Lehmanns ultimately may want to install a small pier that will be anchored to the point and then a ramp that will come out about 40' with a small float in the area of the seaweed.

Chair Cox: What is going to happen on the shoreside?

Hedrich: We are going to grade around the building, pull it up to make it taper down and then stabilize it with landscaping fabric to allow the grass to grow up through. Over time, most of it will degrade but will leave a thin layer of fabric.

Hewlett: You are not proposing rocks or rip rap?

Hedrich: No, we are just going to grass it in.

Hedrich stated that on the backside of the building, they are proposing to put a small access ell on the Lehmann's small patio (48 sq. feet) just to be able to get out the door and step out onto their lawn.

There were no other questions or comments from the Planning Board.

Chair Cox stated a Public Hearing will be held on Tuesday, July 13, 2021, at 7 p.m. at the Town Office.

Chair Cox closed the onsite visit at 5:17 p.m.

Respectfully submitted,

Marguerite R. Wilson
Planning Board Recording Secretary