

**St. George Planning Board
September 26, 2017 – 7 p.m.**

The Planning Board meeting was called to order at 7 p.m. Members present were: Anne Cox, Chair, Noah Bly, Jane Brown, Mary K. Hewlett, Michael Jordan, Ray Emerson and Paul Gill. Also present: Terry Brackett, CEO; Richard Bates, Paul Gibbons, Esq., Patrick Mellor, Esq., Amanda Meader, Esq., Jonathan and Sandra Dickson Coggeshall, Louise and John Cormier, Jocelyn Paquette, Alex Acquisto, Robert Hughes, Ron Crusan, Larry N. Bailey, Margaret Fields, Sandra Roak, Adele Welch, Steve Smith, Will Gartley, Linda Bean, Ellen Bates, Jan McCoy, Bob Conrad, Carl and Nancy Schwab, Tom Lloyd, W. Taylor, Tom Sofyanos, M. Tepstad, Deb Cotton, Michelle Wilson, John Whitney, Susan Burns, Deb Flack, Anita and Robert Siegenthaler, Karen Farquhar, Jeannette Martin, Don Clarkson, Lindsay Rome, Wende and John McIlwaine, Evelyn Blum, Julian and Tatiana Fischer, Ann Snow, and Donald W. Wilson III.

Quorum: A quorum was present.

Conflict of Interest: None.

Adjustments to Agenda: The Public Comment Section removed from the agenda. On a motion by Brown, seconded by Jordan, it was voted 5-0 to take the Public Comment section off the agenda as tonight's meeting is a continuation of the Wyeth Reading Room Site Plan Review, and there is no other business scheduled.

Chair Cox explained to the public that as the Board needs more information, they will ask for it, as they continue the Site Plan Review.

Review of Minutes:

Planning Board Meeting – September 12, 2017 – the minutes were amended as follows:

Page 11, last paragraph, change to read – A workshop regarding proposing a cable landings ordinance for St. George was held directly after the meeting. On a motion by Jordan, seconded by Hewlett, it was voted 5-0 to amend the last paragraph.

On a motion by Brown, seconded by Hewlett, it was voted 5-0 to accept the Planning Board minutes of September 12, 2017, as amended.

Continuation of the Site Plan Review for the Wyeth Reading Room:

Performance Standards:

1. Preserve and Enhance the Landscape – On a motion by Hewlett, seconded by Brown, based on L-100, dated 6/1/17 of the preliminary landscaping plan, standard has been met 5-0. Low plantings have been planned to screen parking and buffer headlights, a gravel walk way and minimal tree removal is planned. If the trees do not survive, applicant will replace them.

2. Relationship of the Proposed Buildings/Structure to the Environment – On a motion by Brown, seconded by Jordan, standard has been met 5-0. The structure will be harmonious with the existing buildings in the area.
3. Vehicular Access – On a motion by Hewlett, seconded by Jordan, standard has been met 4-1. The proposed site layout shall provide for safe access and egress and have adequate capacity to accommodate additional traffic generated by the development. This was based on two traffic engineering reports, taking into consideration the testimonies and discussions from residents on the road, and a law enforcement officer and others, amended to include upon exiting, there be a stop sign and a directional sign back to Rt. 131, and the vegetation stays lower than 30 inches to the road to maintain sight lines.
4. Parking and Pedestrian Circulation –
 - (1) Parking stalls and aisle layout must conform to the standards: On a motion by Hewlett, seconded by Brown, standard has been met 5-0. The design plan of the parking stalls and aisle layout done by Gartley & Dorsky, dated June 1, 2017, titled C1 meets the size requirements of this standard.
 - (2) In lots utilizing diagonal parking: On a motion by Bly, seconded by Jordan, standard is not applicable 5-0. No diagonal parking is proposed.
 - (3) Parking areas for non-residential uses: On a motion by Bly, seconded by Brown, standard is not applicable 5-0. There is no double stack parking being proposed.
 - (4) Provisions must be made to restrict the "overhang" of parked vehicles: On a motion by Hewlett, seconded by Brown, standard is not applicable 5-0. There will not be any overhanging parking spaces at this site.
5. Surface Water Drainage – On a motion by Hewlett, seconded by Brown, standard has been met 5-0. This is based on the July 13, 2017 letter presented by Gartley & Dorsky showing where the runoff will be. The drainage ways will be addressed by installing a stone drip edge rainfall collection system along the perimeter of the buildings to deal with the storm water runoff.
6. Existing Utilities – On a motion by Hewlett, seconded by Brown, the standard has been met 5-0, the existing utilities are sufficient. This was based on the correspondence from Dick Nixon of the Port Clyde Water District, dated May 30, 2017, that the water system is adequate.
7. Advertising Features – On a motion by Hewlett, seconded by Bly, standard has been met 5-0. The size, location, design and lighting of the exterior sign will be based on the SK-sign sketch plan and the location of the sign has been specified and included on the C-1 plan.

On a motion by Hewlett, seconded by Bly, to amend the advertising features and the applicant has agreed there will not be any directional signal lane or signage on Rt. 131 indicating the location of the Wyeth Reading room.

Hewlett withdrew her motion to amend; Bly seconded it, as she decided it might not behoove the applicant to have a sign as it possibly could create a parking problem.

A final motion was made by Hewlett, seconded by Bly, standard has been met 5-0. The size, location, design and lighting of the exterior sign will be based on the SK-sign sketch plan and the sign will include the wording By Appointment Only and a telephone number will be included on the sign. The location of the sign has been specified and included on the C-1 plan.

8. Special Features -

- Exposed storage areas, machine installation, services areas:
On a motion by Jordan, seconded by Brown, standard has been met 5-0. Not applicable.
- Hours of operation: On a motion by Jordan, seconded by Bly, standard has been met 5-0. The hours of operation during the months from Columbus Day to Memorial Day, be limited to 9 a.m. to 5 p.m. and during the months from Memorial Day through Columbus Day, in addition to the request in the application that the hours be from 9 a.m. – 5 p.m., the facility be open only by appointment, and during the year, both parts of the year, appointments would be scheduled in such a way that at least one parking space is scheduled to be vacant, including a space taken up by an employee if the employee takes a space.

9. Exterior Lighting – On an amended motion by Bly, seconded by Brown, standard has been met 5-0. There will be five exterior lights as shown on A-20, all down-shielded and only lit during the hours of operation.

10. Emergency Vehicle Access – On a motion by Bly, seconded by Brown, standard has been met 5-0. The parking area will provide sufficient room for emergency vehicle access to the building.

11. Municipal Services – On a motion by Hewlett, seconded by Bly, standard has been met 5-0. This project will not cause adverse effect on municipal services, including the road system because light vehicles will be entering and exiting this facility. It was determined that there was emergency vehicle access to public safety functions that include the fire department and ambulance service. Issues of safety of the neighborhood, was covered under Item #3 for the reasons stated there. The municipal solid waste program is adequate to handle the additional waste from the Wyeth Reading Room. The facility will have a septic system on site. Schools, open spaces, recreational programs and facilities and other municipal services and facilities will not be utilized.

12. Water & Air Protection - On a motion by Bly, seconded by Hewlett, standard has been met 5-0. The project will not result in any undue water or air pollution as it is out of the flood plain and the soils are adequate to support the water disposal.

13. Water Supply - On a motion by Hewlett, seconded by Brown, standard has been met 5-0. There is sufficient town water available for this project as outlined in a letter from Dick Nixon, Port Clyde Water District Manager.
14. Soil Erosion – On a motion by Brown, seconded by Hewlett, standard has been met 5-0. During the construction phase, Best Management Practices will be utilized to limit soil erosion and the surface water runoff will be minimized.
15. Sewage Waste Disposal - On a motion by Hewlett, seconded by Bly, standard has been met 5-0. The subsurface wastewater disposal system application dated 3/13/17 was submitted. A new septic system will be installed with a capacity of up to 180 gallons a day usage, concrete chambers and a leach field.
16. Hazardous, Special and Radioactive Materials – On a motion by Bly, seconded by Brown, standard is not applicable 5-0. No hazardous materials to be stored on the site.
17. Financial/Technical Capacity – On a motion by Hewlett, seconded by Brown, standard has been met 5-0. The applicant has the financial and technical capacity to complete the project.
18. Shoreland Zone – On a motion by Hewlett, seconded by Bly, standard is not applicable 5-0. The property is not in the shoreland zone.
19. Flood Plain – On a motion by Bly, seconded by Jordan, standard is not applicable 5-0. The property is not in the flood plan.
20. Lot Standards:
 - a. Lot configuration and area should be designed to provide for adequate off-road parking service facilities: On a motion by Brown, seconded by Jordan, standard has been met 5-0. There will be one open and available parking space on site in the facility's parking lot.
 - b. The Maximum lot coverage for structures is 20 percent: On a motion by Hewlett, seconded Bly, standard has been met 5-0. The application states the maximum lot coverage with the addition of the proposed structure is 12.4%
 - c. Maximum Height. On a motion by Hewlett, seconded by Brown, standard has been met 5-0. The maximum height of the building is 20 feet.
 - d. Setbacks: On a motion by Jordan, seconded by Brown, standard has been met 5-0. The setback requirements are based on the best documentary evidence from the Gartley & Dorsky letter, dated July 12, 2017, which exists, shows that the northern boundary of the actual road is the most likely boundary of the right of way.

Performance Guarantees - A motion was made by Jordan, seconded by Hewlett. The Performance Guarantees are not applicable. The vote was 5-0.

By incorporating by reference all the foregoing discussion and vote, the Board has reviewed the 20 Performance Standards and the added conditions under Items 3, 7, and 8. On a motion by Hewlett, seconded by Jordan, the Performance Standards have been met. It was voted 4-1 (one opposed) to approve the application based on findings of the Performance Standards and the additional conditions.

(At 9:10 p.m., a motion had been made by Hewlett, seconded by Brown, to extend the Planning Board meeting for another 15 minutes in order to complete the Performance Standards. The vote was 5-0.)

Gill: I cannot vote but I just want to say, I would vote it down because I think there is going to be a lot more activity here than, they think. They keep saying it is not going to be, but if that is the case, why would they be building it. They are going to be spending a lot of money on this and putting a lot of effort into it. I think it is going to be popular; it is going to change Horse Point Road.

Cox: I, too, have this same feeling and this has stopped me in my tracks and I feel like there has been some smoke and mirrors and yes, I do not understand this. I do not understand the need for this project. I do not understand this location. I also had to work with what we have here and I am not particularly happy but that is where we are.

Cox: This has been a very difficult process and I know there are many avenues for appeal from here. Thank you, all.

At 9:13 p.m., on a motion by Bly, seconded by Brown, it was voted to adjourn the meeting.

Respectfully submitted,

Marguerite Wilson
Planning Board Recording Secretary