

ST. GEORGE PLANNING BOARD

Application of St George Municipal School Unit CTE/Makerspace Building

Findings of Fact and Conclusions of Law

The application is for a traditional two-story farm style building, to be constructed on an existing 30-foot by 60-foot slab, located between the existing classroom buildings and the soccer field.

The building plans are for a wood frame structure with a metal roof built into the side of the hill above the soccer field, allowing access from either the first or second floor. The design is intended for technical education classes, initially for the pre-K through 8th grade community and include a main shop area, a reception space, and Makerspace classrooms designed to be flexible for teaching a variety of courses such as woodworking, welding, marine construction and robotics.

The Planning Board conducted an on-site inspection on August 11, 2022 and a public hearing on August 23, 2022.

The Planning Board conducted a site plan review at its meeting of August 23, 2022, and, based on the application and the representations made by the applicant, made the following findings of fact and conclusions of law under the performance standards set forth in the following numbered paragraphs of section V.A of the Site Plan Review Ordinance.

Findings of Fact

1. Preserve and Enhance the Landscape

The project shall improve the drainage.

2. Relationship of the Proposed Buildings/Structures to the Environment

The drainage shall be enhanced.

3. Vehicular Access

Vehicular access shall be enhanced by improving the road to the building and constructing a larger turn around for both buses and emergency vehicles.

4. Parking and Pedestrian Circulation

The standard has been met per the drawings provided with the application, and handicapped parking shall be provided.

5. Surface Water Drainage

The standard shall be met based on the drawings received.

6. Existing Utilities

The standard shall be met with a condition of a positive report from Eastern Fire Protection sent to C.O.E. Terry Brackett stating that the water pressure will meet the needs of the project.

7. Advertising Features

Only the school seal will be added to the exterior of the building; there will be no other additional advertising features.

8. Special Features

The hours of operation are limited to 7am to 10pm year-round, and noise will be contained within the building.

9. Exterior Lighting

The lighting will be down shielded, and photocells and timers will be used.

10. Emergency Vehicle Access

Drawings included with the application show that turnaround space shall be sufficient and that the paving of the path shall enhance emergency vehicles access.

11. Municipal Services

The municipal services specified in the ordinance shall not be significantly affected by this addition to the school.

12. Water/Air Protection

The project will not generate significant air pollution and the applicant has taken into effect the land, including the slope, and built the building to accommodate it.

13. Water Supply

The standard shall be met with a condition of a positive report from Eastern Fire Protection sent to C.O.E. Terry Brackett stating that the water pressure will meet the needs of the project.

14. Soil Erosion

A drawing has been submitted with the application, considerations will be made regarding water courses on site and enhanced drainage, and they shall use best management practices during construction.

15. Sewage Waste Disposal

The standard shall be met subject to the submittal of a separate application for the new septic disposal system obtained from the town L.P.I. Terry Brackett.

16. Hazardous, Special and Radioactive Materials

The applicant asserts that they are making their plans in accordance with the State Fire Marshal standards.

17. Financial/Technical Capacity

Fundraising has been successful, and the applicant has the financial and technical capacity to carry out this project.

18. Shoreland Zone

The standard is not applicable as this site is not in the shoreland zone.

19. Flood Plain

The standard is not applicable as the site is not in a floodplain zone.

20. Lot Standards

The lot coverage is 12.3% and all the front, side and rear setbacks have been met according to the plan that was submitted.

Conclusions of Law

On the basis of the foregoing findings of fact, the Planning Board concludes that each of the performance standards in section V.A of the Site Plan Review Ordinance either has been satisfied or is not applicable, with the conditions noted in six, thirteen and fifteen.

Approval of Application

On the basis of the foregoing findings of fact and conclusion of law, the Planning Board, at its meeting of August 23, 2022, approved the application by a vote of five in favor and none opposed, approved the foregoing findings of fact and conclusion of law and authorized the acting Chair, Michael B. Jordan, to sign them.

Respectfully submitted,

Michael B. Jordan,
Acting Chair for the Meeting
of August 23, 2022