

**St. George Planning Board  
St. George Town Office  
October 23, 2018 - 7 p.m.**

The Planning Board meeting was called to order at 7:00 p.m. Members present were: Anne Cox, Chair; Jane Brown, Ray Emerson, and Michael Jordan (absent: Brendan Chase, Mary K. Hewlett and Alan Letourneau). Also present: CEO Terry Brackett, Richard Bates, and Andrew MacCaffrey.

**Quorum:** Ray Emerson was elevated to voting status. A quorum was present.

**Conflict of Interest:** None.

**Adjustments to Agenda:** The following adjustment was made – The building permit for Andrew MacCaffrey was taken up first on the agenda.

**Building Permits:**

**a. Clark Island Boat – 13 Rein Road / Map 232, Lot 058**

The applicant, Andrew MacCaffrey, was present. The property owner is 13 Rein Road, LLC. The contractor is Clark Island Boat. The application is to build a new 40' x 60' fabrication shop. The foundation will be either a floating slab or have in floor heating (radiant heat). The structure of the building will be metal over a wood frame. This project is not located in the Shoreland Zone District or in a Floodplain Designation area.

Mr. MacCaffrey said he currently has two full-time welders working out of a 25' x 25' garage but needs a larger facility to do the welding work. The proposed structure will be similar to an existing building. It will be 40' x 60' and located in front of his closest building near Rt. 73. He said there will be very limited tree removal, if any. MacCaffrey said he will provide the design plans from Lajoie Brothers, per CEO Brackett's request.

Chair Cox asked if the proposed structure will be approximately the same size as the building located next to it, except the current building has taller bays, slide open doors so boats can be put inside the building. He did not want to retro fit the existing building because he would lose two indoor spots for boats. The proposed structure will have a lower ceiling for workshop use rather than for boat storage. He plans to have all his work gear stored within the proposed building.

MacCaffrey said the foundation may be a floating slab but has also considered having in floor heat installed depending on timing and cost. If he installs in floor heat (radiant), it will be similar to his other building; the foundation will be dug out and a frost wall built. He did not think he would have to have do any blasting of ledge.

The Planning Board scheduled an on-site inspection visit for Monday, November 12, 2018 at 4 p.m. The Public Hearing will be held on Tuesday, November 13, 2018 at 6:30 p.m. at the town office, with the regular Planning Board meeting to begin immediately after the hearing.

**Review of the Minutes:**

**Planning Board Meeting — October 16, 2018 –** A motion was made by Emerson, seconded by Jordan, to approve the minutes of October 16, 2018, as written. The vote was 3-0-1 (Cox abstained). The motion carried.

**Findings of Fact:**

- St. George School – A motion was made by Emerson, seconded by Brown, to accept the Findings of Fact and Conclusion of Law for the St. George School (MSU) as written pursuant to the

Performance Standards Review, Section V, kA1-20 in the Site Plan Review ordinance. The vote was 3-0-1 (Cox abstained).

- Brendan Chase for Jamie Wyeth/Southern Island – A motion was made by Jordan, seconded by Brown, to accept the Findings of Fact and Conclusion of Law for Brendan Chase for Jamie Wyeth, as written, 3-0-1 (Cox abstained).

**Public Comments:** None.

**Discuss Consultant for the Planning Board:** Michael Jordan said board members discussed this at the last Planning Board meeting. Jordan felt the best thing to do was talk with no more than two potential professional consultants for information and quotes. Mr. Bates noted the Town Manager and CEO Brackett had been discussing this. Brackett told Mr. Polky that the Planning Board needed assistance, not necessarily a consultant but someone with more clerical skills who was familiar with ordinances.

Brackett said Mr. Polky was not in favor of hiring an outside consultant; someone who would come in and write the town ordinances for you. Polky felt that if "you write it, you know what's in it. You know how it was intended to be and what it was intended to say." Brackett explained to Mr. Polky the Planning Board members would not have time to type up ordinances, etc. He said the Board would need some assistance in some form.

Chair Cox said she saw this as two areas: 1. Organizational - trying to eliminate and/or combine ordinances. 2. Content - which the Planning Board should do; making the decisions, having the public involved. Jordan said a professional consultant might offer alternatives that had not occurred to the Planning Board. Emerson said he never thought of this as rewriting the ordinances but compiling them into one document. Brackett said in some cases ordinances would have to be developed, such as RV's, signs, etc.

Brackett said he emailed Mid-Coast Regional Planning Commission and had not heard back. Bates originally thought Noel Musson could continue where he left off on the Comprehensive Plan Committee, but it appears Musson may not have time available; he's behind schedule on the comp plan and has trouble scheduling time to meet with the Harbor Committee.

Chair Bates felt it was important and it would help to have someone involved with a lot of experience in writing city and state ordinances. Brackett said the town office would be advertising for a clerical office staff person and one of their duties might be typing up the ordinances. Chair Cox and Jordan thought much of the information in the ordinances could be downloaded, cut and pasted into a document. Bates suggested calling the MMA to see what other towns have done and if there were experienced people who could review ordinances for accuracy, overlaps, errors, omissions, and to answer questions the Planning Board may have. CEO Brackett will contact the Maine Municipal Association (MMA).

A subcommittee was set up to start work on organizing the ordinances: Michael Jordan and Anne Cox. Chair Bates said Crystal Tarjick might be interested in working on this subcommittee.

There was no further business. At 8:23 p.m., a motion was made by Emerson, seconded by Brown to adjourn the meeting, 4-0. Following the adjournment, the Board went directly into the sign ordinance workshop.

Respectfully submitted,

Marguerite R. Wilson  
Planning Board Recording Secretary

