

St. George Public Planning Board Meeting
7:00PM at Town Office and via Zoom
January 23, 2024
Minutes

The Planning Board meeting was called to order at 7:00 pm. Planning Board Members present were Chair Anne Cox, Anne Cogger, Richard Moskowitz, Michael B. Jordan, Jane Brown and Elaine Taylor. Also present in person were CEO Terry Brackett, Rick Erb, Veronika Carlson, Sandra Dickson and Wendy Carr.

Quorum:

A quorum was present.

Conflicts of Interest:

There were no conflicts of interest.

Adjustments to the Agenda

The Port Clyde General Store's Temporary Location was added to the agenda before the Pre-Application Meeting for the Port Clyde General Store.

Cogger advised that this will be her last meeting until she returns in March.

Minutes

Jordan moved to approve the January 9, 2024 Planning Board Meeting Minutes, as corrected, seconded by Brown, and by a unanimous vote, the minutes were approved.

Jordan moved to approve the January 9, 2024 Roth Pier Public Hearing Minutes, as written, seconded by Moskowitz, and by a unanimous vote, the Record of Decision was approved.

Cogger moved to approve the Minutes for the January 6, 2024 On-Site Pier Inspection on 45 Factory Rd., as written, seconded by Moskowitz, and by a unanimous vote, the minutes were approved.

Public Comments

There were no public comments.

Port Clyde General Store Temporary Location

Chair Cox

There has been a lot of going back and forth. The Planning Board has not really been part of it. Do you want to tell us about your proposal for the temporary location of the general store?

Veronika Carlson

At the terminal location. After the fire, Andy and I got together, and we talked about our concerns of how the summer of 2024 would go without having the general store which is typically considered the heart of Port Clyde. He said he'll do anything he can do to help us have a location. We originally started talking about going into the kayak location and then that was leased before the Planning Board and was approved. He called me and he said, "I'm so sorry, I didn't realize that Amy has leased it out. The next best option for you is to go into the terminal location." So, we met and reviewed that location and decided that would be the best way to go. The general store itself is zoned Limited Commercial. We recently learned during this time that Andy Barstow's location is zoned CFMA. The general store originally was zoned CFMA but was taken out of that maybe ten to fifteen years ago. Andy chose to stay in CFMA I'm sure you guys are aware, but when Andy permitted his location, he also permitted it to have gifts. He offers art classes, yoga classes, etc. A lot of things that don't necessarily apply to that zoning, however, that's how it has been operating. With our thought process of going into that location, it wasn't it going to be an issue. But when Amy sent me over the lease, it said, "Review this with your town first." I reached out to Terry, and he reviewed the zoning and said that we wouldn't be able to operate in that location. Then he reached out to somebody within the state, and they came to the same conclusion on that. That's how we ended up going with Rick and the Planning Board and possibly a town zoning issue. Then the attorney came back and said that this could be handled at the Planning Board location because it's currently grandfathered to have retail on it. My question is, if that's the case, does it even need to go before the Planning Board because it's grandfathered to have retail and we're considered retail.

Chair Cox

Let me pass this out for people. These are the minutes and findings of fact from when we dealt with Monhegan Boat Line's rebuilding. What I have looked at and what we need to look at is in our Shoreland Zoning Ordinance. It talks about the expansion of non-conforming uses. It is very clear when you look at some meeting minutes, that there was a rather nebulous description of how much would be devoted to retail in that. If you look at the minutes, on page four, it says, "Hewlett asked if there would be a merchandise area. Barstow said they are looking at both levels, but they have a serious problem when it rains with luggage, so they dedicated more room inside to the first floor. Barstow said they will still have souvenir sales, but they need to see what works best for mercantile and what is best for passengers. The ticket booth will be on the first floor." I do not think there is much more that. It was clear when we permitted the merchandise area, because they had the Sea Star Shop.

Veronika Carlson

For thirty plus years.

Chair Cox

They had that in the existing building and so with the new building; that was allowed. There is no change. It seems to me, and this is what we have to determine, this is not a change of use in terms of retail. It is a change of vendor, in terms of the general store doing something, as opposed to Monhegan Boat Line.

Veronika Carlson

To add to that, we're actually going to be sharing the space so they're still going to be selling their tickets out of that location. We haven't determined whether we're going to sell their merchandise or if they're going to sell their merchandise but we're going to occupy a larger location, larger square footage of the building, I think all but forty square feet.

Chair Cox

Of the entire building?

Veronika Carlson

Out of their building, forty square feet of it was the terminal location for ticketing for boat sales and the rest was gift shop.

Chair Cox

What about passengers?

Veronika Carlson

There would be a walkway.

Chair Cox

What about passenger waiting space when it rains and things like that?

Veronika Carlson

There would be customers in the store at that time.

Chair Cox

So, the store is not going to be just upstairs?

Veronika Carlson

Right. The store would be on the first floor where their gift shop was and then the second floor would be a mixture of other items in our store and storage space for them as well.

Chair Cox

While you are here, we need some brainpower to look at this. It says very clearly that expansion of non-conforming uses is prohibited.

Cogger

I have a question. To me, this is temporary. Is that correct?

Veronika Carlson

Correct.

Cogger

This is temporary. Is there any sort of thing for emergency or temporary use?

Chair Cox

I do not know. We have heard from our attorney about this, and he seems to think that we could allow it.

Cogger

Would there be a condition that this would be for two years or whatever?

Chair Cox

I do not know. I was wondering if we can do that. We are going to need, and this is just a side thing, to have something written from the Barstows saying they can do it and what their understanding is.

Veronika Carlson

I have their lease.

Chair Cox

We need to have that. The lease may be a place where they can say it is for two years and two years only.

Veronika Carlson

That's what the lease states.

Chair Cox

We need to have that.

Veronika Carlson

I'll send that to Terry. Would it still have to go before the Planning Board because it is not a change of use. Of course, it's temporary, but it doesn't necessarily fall under that.

Chair Cox

I think we need to make it clear and that is part of it. Our attorney said that the CEO can sign off on it, but it is helpful for us to sort of chime in, if the CEO agrees that the retail use is essentially ongoing, meaning that it has not been extinguished. It has been ongoing; they have had it for more than thirty years. The added volume of items or hours of operations in the same building space is not typically considered an expansion under Maine law. If the Planning Board and the CEO agree that retail use is currently permitted, then it could be permitted. To me that means having cooking and restaurant activities there would be an expansion.

Veronika Carlson

That's not going to be there. We're going to open the Ocean House Dining Room, which is where the general store's The Port Kitchen will go, until the new general store is built. We will be selling shelf stable items and grab and go items that are not prepared on location.

Cogger

Prepared sandwiches and such?

Chair Cox

Correct, but not on location. Are there going to be any structural changes, walls being built or anything like that?

Veronika Carlson

We're adding four additional outlets to what he has there, and the rest is the same.

Cogger

Except for refrigeration?

Veronika Carlson

Correct. It would be for two three-door refrigerators and one two-door freezer.

Chair Cox

What about parking? I imagine that during construction, the general store parking spaces are not going to be available.

Veronika Carlson

I have shared with Terry our schedule for completion of work for the new general store. However, we have not started, and we know that that could get pushed back. So, we do not really believe it's going to start until after the summer, the fall of 2024 is when we would start. A lot beforehand would be permitting and design work and lining up contractors. We should have our parking spaces and the building should be done by May of 2025. We should have our parking spaces this summer, however in

addition, we are leasing twenty parking spaces from Andy Barstow with this lease and that will help offset the two food trucks and The Ocean House Dining Room.

Cogger

I have a question about that because parking down there is so tight. Where are these twenty parking spaces coming from because people from Monhegan have been using them?

Veronika Carlson

He has Eight Bays so he'd move cars up there, and our twenty parking spaces would be marked.

Jordan

How much do you estimate the electrical work is going to cost?

Veronika Carlson

\$500.

Chair Cox

Terry, do you want to weigh in on any of this?

Brackett

I drastically disagree. I do not have a problem with the store going in there, but I think we need to do it in a legal manner, and that is a change in the district. I cannot see why it can't be done. Andy said he had projects that wouldn't allow it. I have looked at those projects and I do not see that changing their district would affect that.

The other thing is that Mr. Kelly said that we could (Inaudible) the CFMA district to allow this use.

Chair Cox

Would the state allow that?

Brackett

I have had contact with Colin Clark. I am not positive if they will. I have written to Colin again and he has not gotten back to me because he is quite busy now. It will probably be a couple of days before he gets back to me.

Veronika Carlson

I agree with Terry on the aspect that CFMA should be zoned differently to accept for retail to fix the problem into the future for Andy's location of what that's been voted for. And then there's also other CFMA locations in Port Clyde that sell retail as well that should not be within their zoning. However, let's go back to the fact that the general store had this emergency that happened. It's a temporary location

and the terminal location currently was approved by the Planning Board recently to allow retail within that location. I agree that there's a long-term problem but temporarily, I don't think that the general store should be affected by that.

Chair Cox

You are using more of the boat line building than I thought but as I look at this and the looseness of what we approved for the Monhegan Boat Line Building. Whether that was correct or not, that is what we did. There is room in there for this.

Cogger

I just think it has to be documented that it is temporary.

Chair Cox

That is where we need to have a copy of the lease that very clearly says that it is a two-year lease and only that because of the fear Andy and Amy could say they also want to sell...

Veronika Carlson

They're already permitted for retail so they can sell anything we sell at their location currently. That wouldn't change. Again, it goes back to the ordinance of the zoning.

Brackett

That approval was for souvenirs and touristy type stuff. It was not for general store items.

Chair Cox

There was approval for sales. It feels like retail is retail.

Cogger

It was not described that carefully.

Brown

I expected them to sell drinks and snacks and things like that.

Veronika Carlson

I believe they did.

Chair Cox

Sales are sales. Now that actually raises a question. Are you planning to sell liquor there, beer and wine?

Veronika Carlson

Yes.

Chair Cox

Are there some requirements in terms of security around those things?

Veronika Carlson

Yes and no. It needs to be within reach or eye view of the actual employee at all times, so it will be near the cash register. But there are no other requirements. You don't have to have security cameras or a security system in the building.

Chair Cox

There is nothing about locking that up or anything like that?

Veronika Carlson

No.

Chair Cox

If that were the case, then that would be an expansion of the use. Basically, somebody going to the Monhegan Boat Line is going to be walking through the general store when they are going to Monhegan Boat Line. Where is everybody else on this?

Cogger

I am thinking about people out on islands who come in to get a quart of milk. Where are they going to go if it is not there? That is why I think it needs to be temporary in nature even though they could continue selling the same things. I think there has to be an understanding.

Chair Cox

We need that lease to be on file. It seems like we do not need a permit. Right?

Jordan

That sounds right to me.

Cogger

What do we need?

Chair Cox

I would highly recommend that the Code Enforcement Officer have on hand a copy of the lease with the Barstows for the town.

Veronika Carlson

That's no problem. Obviously, we didn't know how this was going to go, so I sent it to my attorney last night to review it. And then, once I have it back from him, and we actually sign it, which will be before February 1st, I'll get it to you, Terry.

Pre-Application Meeting for the Port Clyde General Store**Veronika Carlson**

I shared our drawings with Terry. I believe that you guys have them all in front of you. I'm sure that you can recognize a lot of key features within our drawings at this location. Obviously, we love the building, and we're trying to bring back the front facade, but we're trying to look at it and see if there's a few things that we want to try and change ourselves within the design. Also, there are things that we have to change that are required by state fire marshal, etc. The original building was not ADA. It was not sprinkled. It was not insulated. It was not fire rated. It was one-hundred thirty-three years old, and it was beautiful. Now we're faced with rebuilding the general store so, as you can see, the front facade is the same, the side facade is the same as you're coming around the corners. The square footage of the building is the same and the height is the same as what it was. However, we need to raise the building so it would be raised two feet in height. We would enclose the stairwells right and left of the building and we would keep the use of the building retail, however we would kind of move the businesses themselves around within the building. On the first floor of the building, one third would be the actual operations from the general store and two thirds would be The Port Kitchen, which is the general store restaurant within. Friday morning, we're meeting with our design team on the kitchens and we're kind of working backwards with this. We have an existing septic; we have existing parking, which is not a lot. We have a concept of what we'd like to do but we don't know our number of tables or seat count at this point. The original general store building itself had the operations of the general store, the art gallery, two apartments and a separate office building. And then of course it had The Dip Net square footage and then part of the actual complex is the Squid Ink building as well.

What we're proposing to do is to take the square footage of The Dip Net building and the awning building and put that into a back deck which would be on the first and second floor level of the backside of the general store. And we would put the kitchen of The Dip Net on the second floor of the general store building allowing for Lexi to operate year-round and have year-round indoor seating. The second floor of the building, we have always referred to as the Gallery Building, and now we're kind of referring to it as a Brewery Building. We'd like to put a brewery in that location that would be leased and operated by Monhegan Brewery. Then on the third floor of the general store we'd like to put in an oyster bar location.

Our plan is to have ninety percent of this, if not one-hundred percent of this, rented to local people to operate locally. We're also proposing in between the General Store Building and the Annex Building, where Squid Ink is, to put a potentially nine-month outdoor bar and gathering area. Obviously, in these

shoulder seasons, it would be more seasonal. If there was a Christmas event going on in Port Clyde or whatever, we can do what the Business Alliance does to kind of promote Port Clyde more; that is what we're hoping to do in that location.

We're also proposing to put a takeout window in and move The Port Kitchen, which was to the right of the general store, on the first floor and now we want to put it on the left side and put a take out window there to help the traffic flow of the Monhegan Boat Line area where people are coming in and out and to have a side door of direct access for their customers as well as to be able to serve them into the future.

We would love, as you can see in our schematics, to put a sidewalk in front of the building to help with the pedestrian traffic issues that we have in Port Clyde. I'm sure you guys are aware but there are no sidewalks, and all pedestrians walk from the general store up to the ice cream shop or beyond in the middle of the road. And so, we'd like to try to help with that at this time by putting in a sidewalk, but we would need to move our building back five feet to be able to deal with that. This wouldn't be town zoning, A lot of this you guys are able to permit but moving the building five feet back would actually be the DEP and we would really need the support of the town to be able to do that because this is not just a Port Clyde General Store problem. This is a town problem.

Jordan

What is the difficulty with moving it back five feet?

Veronika Carlson

It is going further over the ocean.

Jordan

What is sitting there now, The Dip Net?

Veronika Carlson

The dock. Our dock, everything, would be shifted by five feet so our dock would extend five feet.

Chair Cox

You couldn't make it smaller?

Veronika Carlson

It could be but financially that doesn't make sense for us. We're trying to solve a pedestrian issue that we see and know, that's also a town problem. We'd like to have both. We'd like our sidewalk, and we'd like our building and it's really difficult because you know as a small business owner you need your square footage. And on top of this, what we have to take into consideration is we're losing a lot of existing square footage within the building. We need a 10' x 10' mechanical room which we've never had before. We need an elevator that goes all three floors which we've never had before. We need a fire sprinkling

system and all of our holding tanks. That's taking on a lot of square footage, let alone now trying to resolve the town's problem by putting in a sidewalk and removing this tremendous amount of square footage from our building.

Chair Cox

My first response, and this is the purpose of this conversation to me, is that it is a nonstarter in that very clearly, and sidewalks are a great idea, the ordinances say you cannot move closer to the resource which is the water. That is not just the town ordinance. That is a town ordinance based on the state ordinance. I do not see how that can work.

Veronika Carlson

I agree with you. We know that we have a problem down there and we can't lose our square footage of our building to try to resolve it necessarily but if there's a way that the town and Rick can speak to the DEP, and possibly other government departments to share this problem that we have. We're bottlenecked down in Port Clyde. The town has just put in this parking, and there's no way for the pedestrians to get there except for walking in the middle of Route 131. I don't think they'd like that either.

Chair Cox

I totally agree.

Cogger

There are other issues. We just had these big storms, and the water was coming over the road there. I am wondering about what the Resiliency Committee would say.

Chair Cox

That is a question I have. You saw what the storm did. Even though you are probably talking about raising it two feet because of the floodplain issues, two feet would still have been flooded.

Veronika Carlson

Just to be honest with you, we'd love to raise it four feet, but we have a lot of issues beyond these little ones that we're talking about. We have the Anderson's house across the street. They drive in under their porch, which is their driveway. They have a sliding glass door. Raising our building two feet, we still have a road elevation issue if we raise the road. There's the drainage issue; there's our gas pumps issues, there's the ramping down; there's the new property that the town is putting in. This is the time to do it together. Let's raise the road four feet, but is that practical? Are there the funds? Is the state going to do it? Is the town backing it? I think this is obviously a conversation for all of us on the Resilience Committee definitely. I was just down there. Our dock was destroyed by the storm. If the general store was still there, which it was at that time; it was flooded. We don't have flood insurance. We're trying to build this, looking into the future fifty years or a hundred years. Is two feet enough? No.

Chair Cox

Have you ever thought about consolidating with the Seaside Inn and moving everything to the other side of the road?

Veronika Carlson

Our septic of the general store is currently located in the parking lot of Seaside Inn and the Seaside Inn septic is located in the lawn of Seaside Inn. and so, think about this. Should we move our building across the street and block the ocean view of our Seaside Inn that we've just put a lot of money into restoring the rooms? We now no longer have an ocean view for the inn. Port Clyde as a whole changes. I think that historically people want to come around the corner and see that general store that they grew up going to. We really have thought of a lot. Where do we put our septic now when we put a three-story building on that lot? We wouldn't even be able to do that. Terry can't even permit us to put in a wooden walkway, let alone a 6000 square foot building.

Brackett

You mentioned the septic system. You may have to do something with a septic system because this plan may throw you over the limit of that.

Veronika Carlson

Currently with the design as is, we're 920 gallons a day over, so this is why we're working backwards, and then at that point we're going to look at using low volume toilet water, whatever it may be or dry urinals or putting in a holding tank in for the brewery that's pumped "x" amount of times per year. So, we are definitely working on our calculations for our septic. We've thought even further, do we pump our septic up the street onto our other property. How do we do this? We're thinking for the long haul, but also, we want to be practical in our decision making.

Chair Cox

Related to volume and capacity, now that I know that you have the brewpub, an oyster bar, the general store food area and The Dip Net, that is an increase in the amount of traffic that can be served, which is an incredible increase in the amount of parking.

Veronika Carlson

It is. Where we're at with our parking, similar to our septic, is we've thought of a million different things and we're just trying to decide where we need to be at. We've approached purchasing land across from Eight Bay Storage, which is Andy Barstow's, his location where he has property and putting in a parking lot up there with potential housing, bathrooms etc. and having a shuttle bus that brings traffic downtown. We've talked about renting parking spaces for Andy Barstow in the future. We own land at Culver Building, which we've designed a parking area for at one point which we could put in place if it was permitted, which I don't know why it wouldn't be. I've also communicated with the town and people that are on the board of the Cold Storage property about what we find in other towns, which is

the town has parking and we pay as a business to operate to rent parking spaces from the town and let's just say our calculation totals out that we need thirty additional parking spaces. I would love to propose to rent those from the town at the new Cold Storage location and pay for them. Do they need to be marked? No. But as of now it's free parking that's not monitored and our customers are going to park there no matter if we have a shuttle bus up the street. I'm trying to think practically on this as well. Another thought is we did go to the town and ask if we could buy the Port Clyde Fire Station and we would use that as parking and storage and shuttle from there, but it's really far away.

Chair Cox

This is something that clearly you are not considering but there is also the possibility of making a smaller building, a smaller use. There are some real limits which you have described in Port Clyde and maybe Port Clyde is not a place in this location to sustain.

Veronika Carlson

This is the same size building.

Chair Cox

I know it is the same size building, but the increase of the usage.

Veronika Carlson

Prior to coming up with this design, we met with select people, probably about fifty people out of Port Clyde, individual business owners, people that have summer houses here and lobstermen that work here. People that work in the community but don't necessarily live in the community. And this is what we heard they want. This is what we came up with.

Cogger

I am concerned because we've gone through a big issue with the Happy Clam with the number of seats and I am just wondering. I do think the seating is an issue. We need to know how many seats are going to be in there.

Veronika Carlson

You certainly will know that when Will Gartley comes and actually goes for our permits for this location. And like I said we're working backwards. The amount of picnic tables that are on the dock is what's existing at that location currently.

Cogger

Right but you are talking about (Inaudible).

Veronika Carlson

Yes. What we're doing is we're working backwards. Our kitchen at the Dip Net will be serving indoor dining and exterior dining. The kitchen that was at the Dip Net originally was too small for the number of tables that it was actually serving adequately. So, we don't know what the count is, but what we do know is we have separate septic constraints and that is going to rein us back.

Chair Cox

You have septic and you have parking constraints.

Brown

We need to know where it is you're going to park.

Veronika Carlson

By the time this goes before you guys for an actual permit, all of those decisions will be made, and we'll have our septic issues worked out and our parking issues worked out, whether it's the town or we put in a parking spot or maybe we have a design for a parking location and then maybe the town comes around later on. But either way we'll have parking.

Chair Cox

We will need to know how many seats.

Veronika Carlson

So, you know, on the third floor and pretty much for the second floor, it has to be under forty-nine seats, and it is going to most likely be well below that because of (Inaudible).

Cogger

How many seats have there been there so far at The Dip Net?

Veronika Carlson

Previously to the fire, The Dip Net had ten picnic tables that held ten people so that's a hundred and then it had four picnic tables inside, four eight tops. And then it had kind of like a bar area that maybe had six. The Port Clyde General Store counter I believe had eight or ten bar stools and then it had kind of a center table similar to this with eight bar stools around it. So, for a rough number, maybe one-hundred fifty total. Obviously, we're looking at different ways to approach this as well. Do we go all paper takeout for one location. The brewery is not going to have a kitchen in that location, but they are going to have a menu based on the Dip Net or possibly, if it was the wintertime, maybe the general store pizza, so it might be more of takeout.

Chair Cox

Something to pay attention to would be signage because you've got on your plans here, a giant Monhegan Brew Pub sign up on the roof. You should look at the sign ordinance because I don't think that is going to work.

Veronika Carlson

We are proposing it is written in shingles and there is no ordinance that restricts writing in shingles.

Chair Cox

I don't think that is correct.

Jordan

(Inaudible)

Veronika Carlson

What do you say Terry?

Jordan

What are its dimensions?

Chair Cox

It is huge.

Jordan

I know it is big. There is a limit on dimensions, and it does not actually come from us. It comes from the Shoreland Zoning laws.

Veronika Carlson

These are roof shingles. I checked with Terry previously and he can't find an ordinance that doesn't allow it.

Chair Cox

A sign is a sign. It does not matter how you do it.

Veronika Carlson

I'll look more into that. I'll let him know your feedback on it. Back to the ordinance on the signage, essentially, we are proposing seven different businesses here so they would all have their own ordinance on signage.

Jordan

I don't think you can do that in the Shoreland Zone.

Chair Cox

There is a limit within the Shoreland Zone that is more restrictive.

Veronika Carlson

I believe it is for business. All of the businesses that occupied this location all had signage before the fire and we still have the actual Port Clyde General Store sign that we are planning on putting back on the front of the building.

Chair Cox

Look carefully at that. Read it carefully when you get to it. Will Gartley can help you with that.

Veronika Carlson

I appreciate that. Do you guys feel, since the general store will be down for probably two years, that you are going to have an issue with us putting back up the actual Port Clyde General Store sign on the building, on the front of the general store? Is that over the sign requirements?

Chair Cox

On the front of the Monhegan Brew Pub building?

Veronika Carlson

That would be fabulous, but I'm just more or less concerned about your concern with signage requirements in the future and we have this sign that was on the building that we'd like to put back onto the building.

Chair Cox

Off the top of my head, I think that would work.

Cogger

It is grandfathered.

Veronika Carlson

Okay. And then when we talk about signage, I know that your concerns were for the Monhegan Brew Pub on the roof, but some of these are directional signs.

Chair Cox

Directional signs are different from other signs.

Veronika Carlson

You have seen the images. Do you have any questions?

Cogger

It's hard for me to believe the square footage is not any bigger.

Veronika Carlson

On the third floor of the actual general store building, we are putting in two dormers, right and left. However, the footprint of this building is not any larger.

Cogger

Right. I think the amount of space in the building looks a lot bigger to me.

Veronika Carlson

The third floor I guess would be because it has the dormers, but the footprint is not any larger and it's not above thirty-five feet.

Cogger

It is higher.

Veronika Carlson

It is not higher. It is not above thirty-five feet.

Chair Cox

Even raising it the two feet, it's not going to be above thirty-five feet.

Veronika Carlson

It will be.

Chair Cox

That could be a problem.

Veronika Carlson

It's not.

Brackett

I believe the DEP has allowed it.

Chair Cox

Oh, that's right.

Veronika Carlson

What you're talking about is, where you feel that it's bigger, it's these two dormers that are right and left. Those weren't there originally. But again, when you look at it from the road, they are not as noticeable because it still has the actual...

Cogger

It just seems like the footage is bigger.

Veronika Carlson

There used to be an apartment on the third floor. That's where they are proposing to put the oyster bar.

Chair Cox

I haven't been able to figure out the renderings. I get the windows in the upstairs. What are these windows? I can't tell what that is.

Veronika Carlson

Great question. The nine pane windows obviously are on the front of the building and if we go back to the front of the building on the second floor, over the years, they changed the nine-pane window to an actual casement window because the building was not insulated. They didn't have AC so for ventilation purposes they did that, but we are going to put AC into the building. We will change it back to nine pane. On the side that you're referring to, the third floor and the stairwell will have the nine pane windows. But at this time, we're thinking of just putting large picture windows across that entire wall to look at the ocean view and not be obstructed by the Mullions. On the back of the building, the awning structure would have the same fire-retardant awning that the The Dip Net already had. The railing system would be glass and all of the doors would be stacking so they actually go into the walls and open up the entire first and second floor for indoor outdoor concept.

Moskowitz

Other than the actual foot traffic in front of the building, where you are proposing a sidewalk, I don't see how that would affect foot traffic other than just directly in front of the building. You were talking about people walking for ice cream. Once they leave the sidewalk, they are going to be in the street anyway.

Veronika Carlson

What we're proposing is not necessarily in the drawings because of the elevation issues, but it would go in front of the store and then we'd be able to have people go on the side of the building to Monhegan. Right now, they walk in the road. Around the corner, you can see in the first actual sketch, there's enough area there for the sidewalk to continue, whether it's a raised sidewalk or the etched pattern crosswalk, but there's enough space that it can continue all the way around and on the right-hand side.

Cogger

Are you going to have a gas pump?

Veronika Carlson

Yes.

Cogger

Where is that going to go?

Veronika Carlson

It's going to stay where it is currently, and we are hoping to have gas on the street side in May of this year putting it back where it was. That wasn't damaged.

Another thing that we haven't talked about is we'd like to try to create a downtown village feel as well. We're proposing to put in exterior lighting and possibly put it more around the town, maybe in front of other businesses as well to try to create a downtown feel. And so, the lighting that's currently in these renderings is pretty much clip art. It's not what the lights will look like.

Speaker

Are you going to have gas for boats or something?

Veronika Carlson

Gas and diesel. Our goal is to fix our dock, put our floats back in, hopefully fixing the writing pilings that have already been permitted by you guys. Right after we got permitted, Art's barge sunk. So, we're set back on that.

Chair Cox

Just as well. They might have been battered by the storm so now you can put the new ones in all at once.

Veronika Carlson

Another cool thing that we're hoping for is in the gather area, that outdoor, hexagon or octagon bar. What we'd like to do is have the top of it look like the lighthouse and kind of mimic that design, where the light is in it. It looks really cool. But anyways, on top of that, we want to maybe have a griddle and a hood system so if people go on a fishing trip for the day, they can bring in fish that can be cooked in front of them and have some type of a raw bar at this location. We're all about hostessing.

Chair Cox

Thank you. There are some concerns.

Veronika Carlson

Parking, septic and signage. Anything more?

Chair Cox

The walkway and that is not necessarily at the Planning Board.

Veronika Carlson

Yes, it is. It is in our ordinance, which is a state ordinance which says that can't happen. It is a Planning Board issue.

Brown

We can be stricter than the state.

Chair Cox

We can be stricter than the state, but we cannot be more lenient.

Veronika Carlson

If they say, "Yes, you can", what are you guys thinking? Do you want to say no, you can't.

Chair Cox

I do not know.

Cogger

We should consult with the Resiliency Committee.

Veronika Carlson

We can't be hung up on permitting just for a sidewalk of an issue that we'd like to resolve. If we feel that we're getting too much pushback on it, we'll just go back to the same square footage that we had before and it kind of feels like that's the approach I should take.

Chair Cox

It might be. Think about it. I think that just raises all sorts of red flags.

Veronika Carlson

The other issue that we're going to have is now our building is two feet higher than the road and we only have "x" amount of square feet and we cannot do the proper elevation for ADA within the three feet that we have that's off the front of our road. What do you guys propose for that? And of course, we'd like to go four feet, but we have problems at two feet.

Chair Cox

I do not know. The sidewalk that you have proposed already looks like it is elevated.

Brackett

Do you have an entrance in the building on some other side?

Veronika Carlson

Yes and no. Your ADA entrance has to be the front of your building. It has to be your main entrance.

Brackett

But if your stairwell is on the side.

Veronika Carlson

Emergency egress stairwell.

Chair Cox

See if your architects can figure out a solution to that.

Brackett

Since it is so close to the road, that may not be practical for ADA anyways.

Veronika Carlson

Because of the height of the road.

Brackett

You may be better off with the ramp on the side.

Veronika Carlson

We do have a ramp on the side. That wouldn't be like the main entrance but we're trying to get everybody into, especially the ADA piece, is more or less the lobby area where the elevator is that goes all three floors. But again, that's in the front of the building.

Cogger

The lobby looks like it is in the brew pub.

Veronika Carlson

It'd be on the first floor. The brew pub would be the second.

Chair Cox

What else is on the first floor. Is that a part of this general store?

Veronika Carlson

Yes.

Chair Cox

Have your architects earn their money. See if they can figure out how to resolve that.

Veronika Carlson

What are the chances of the road coming up?

Chair Cox

I do not know.

Brackett

Slim to nil.

Veronika Carlson

Can we pay for it?

Brown

Whose decision is that?

Brackett

The Road Commissioner.

Erb

It's not the first time that's been suggested but it was never seriously looked at.

Chair Cox

Was this one of the Resiliency Committee sites? Wasn't this one of the sites that the engineers studied and did some proposals on?

Erb

It was. There's some information there. It really hasn't gone far enough to know if it's practical or not.

Chair Cox

Once you get into doing that.

Veronika Carlson

This entire area was flooded during that time.

Chair Cox

I know. It is only going to get worse now. So really, you want to do this?

Veronika Carlson

You mean only two feet?

Chair Cox

No. Do you want to rebuild this this much infrastructure here.

Cogger

That is why you're talking about across the street.

Veronika Carlson

Across the street wouldn't work anyway.

Chair Cox

You cannot hide the fact that that whole area was underwater twice.

Brackett

What is the first floor made of?

Veronika Carlson

For the rebuild, the whole building will be wood and steel.

Brackett

Is the first-floor steel?

Veronika Carlson

The steel will go up all the way through, it'd be carrying.

Brackett

Specifically, not the finish floor but what is the structural floor made of?

Veronika Carlson

Steel. And Andy's building, the terminal location, when he built that it was two feet higher than what it was, and he didn't have any water that went into his building during the storm, but he is at a higher topographical location than we are at the general store.

Chair Cox

He also did a waterproofing system.

Veronika Carlson

We are going to propose a foundation. The store had a foundation. It was a stone foundation and we're going to propose a concrete foundation. And then we'd also like to propose in the front part of the building putting an actual access foundation area where we can hold our water tanks for the sprinkling system.

Chair Cox

That's more than the half hour that I said that we would allot to this. We look forward to seeing where you go with this.

Veronika Carlson

I appreciate your time. Have a good night.

Adjournment

On a motion by Brown, seconded by Cogger, the Board decided by a unanimous vote to adjourn the meeting and at 8:05 p.m. the meeting was adjourned.

Respectfully submitted,

Tammy Taylor
Recording Secretary
Town of St. George, Maine