

ST. GEORGE PLANNING BOARD

St. George Town Office

MEETING MINUTES

August 13, 2019

The Planning Board meeting was called to order at 7:00 p.m. Members present were Anne Cox, Chair; Michael Jordan, Ray Emerson, and Mary K. Hewlett. Also present: CEO Terry Brackett, Richard Bates, Ken Oelberger, Sarah Lee, Jim Lee, Chris Leavitt and Rich Boten.

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

Conflict of Interest: Anne Cox has done work for the Freitag property but nothing to do with the current project; no conflict by Board.

Adjustments to Agenda: NONE

Review of the Minutes: July 23, 2019

NO REVISIONS

A motion was made by Jordan, seconded by Emerson, to approve the minutes as written. Vote was 3-0. Hewlett abstained as she was not at the meeting.

Review Minutes of the Teal Island Dock Public Hearing: July 23, 2019

NO REVISIONS

A motion was made by Jordan, seconded by Emerson, to approve the minutes as written. Vote was 3-0. Hewlett abstained as she was not at the meeting.

PUBLIC COMMENT: None

Building Permit:

a. Town of St. George Conservation Committee - Meadow Brook / Map 217, Lot 76

Ken Oelberger explained this part of the project. Part of the Meadowbrook Project: Had to file a permit by rule for a stream crossing for the CC a, Tim Polky signed it and CEO Brackett submitted it to the State. Chair Cox mentioned that with the Permit by Rule, if it is not responded to, its approved. CEO Brackett said that if it is not approved in 2 weeks, its approved. We are currently a day away from that 2 weeks.

One tributary that goes into the brook, it will be crossed twice over the course of the loop trail. The trail will be as narrow as possible, low impact path and no motorized vehicles. Wooden structures of 2- 2x10 planks laid on 4x4 ends just enough to cover the stream. It will protect the water and also keep people using the path, safe.

Hewlett asked if there was a setback. There is no setback because there is no structure.

Jordan asked what is was exactly that the Planning Board was approving. Oelberger said that the crossings over the water have to receive permission.

Because there will be "building" of a structure, as in the wooden crossing, the planning board needs to approve the project.

The Planning Board reviewed the application and made the following changes: amend to change to non-commercial on application

A motion was made by Hewlett, seconded by Jordan to accept the application as complete, 4-0.

#17 bridges and other structures: this is a bridge, as it goes over the water.

#7 doesn't apply because this isn't a pier or dock

Notes on page 16 state that if no earthwork, no permit is needed Note

#11

Minimal impact, no earthwork involved

A motion was made by Hewlett, second by Jordan, to approve the application subject to DEP approval, 4-0. There is a note to table 1 that strongly suggests 15(c) of ordinance does not contain prohibition that would apply to a bridge of this kind. Bridge will enhance the water, and not be a safety hazard.

Wharf Permit:

a. Leavitt Property Servicing & Consulting — 21 Water Street / Map 104, Lot 23

Chris Leavitt explained the project to ask for a permit to expand their float to 12x24 and change the orientation of the float so it will not push out any further into the water. Army Corps requires a 25' setback, does not see any issues with the project, they just want to update their file. DEP has no oversight, only Army Corps. They will just be updating the file and sending an email to confirm. Mr. Leavitt will forward that email to the Planning Board once he receives that.

A motion was made by Emerson, seconded by Hewlett to accept the application as complete, 4-0.

An on-site inspection was waived for the following reasons: The float is not protruding any more than it already is, it is a replacement, and has already been permitted.

It will be installed in the spring; constructed this fall.

A motion was made by Jordan, seconded by Hewlett that 15 (c) of the Shoreland Zoning Ordinance is met; there no difference to criteria. The vote was 4-0.

Site Plan Review:

a. Spruce Tree Studio — 68 Main Street / Map 104, Lot 40

Sarah Lee explained that she would like to expand her hours to allow her business to be open 11 a.m. to 5 p.m., (7) seven days a week. Lee's current hours are 11 a.m. to 5 p.m., Thursday, Friday, and Saturday.

A motion was made by Emerson, seconded by Hewlett to accept the application as complete with no additional information needed. The vote was 4-0.

Hewlett explained that all Performance Standards had been met based on Lee's prior application with the exception of Standard #8 (Operation and Time of Operation).

A motion was made by Hewlett, seconded by Jordan, to amend Sara Lee's application to include (7) seven days a week, 11 a.m. to 5 p.m. based on the applicant's request. The vote was 4-0.

There was no further business to come before the Board. At 7:50 p.m., on a motion by Hewlett, seconded by Emerson, it was voted 4-0 to adjourn the meeting.

Respectfully submitted,

Crystal L. Tarjick
Fill-In Recording Secretary