

**St. George Planning Board  
St. George Town Office  
August 27, 2019 - 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, Mary K. Hewlett, Michael Jordan and Alan Letourneau. (Brendan Chase was absent.) Also present: CEO Terry Brackett, Richard Bates, and Steve Jarrett, Jr.

**Quorum:** Alan Letourneau was elevated to voting status. A quorum was present.

**Conflict of Interest:** The Planning Board found no conflict of interest between Hewlett and the Town of St. George's application to fundraise and install a monument to Honor Fire & Rescue personnel. Hewlett is an EMT with the St. George Volunteer Firefighters and Ambulance Association but does not make or earn any money on this proposed project.

**Adjustments to Agenda:** None.

**Review of the Minutes:**

**Planning Board Meeting** – For the August 13, 2019 minutes, Letourneau stepped down and Emerson was elevated to voting status. Brown abstained from voting as she had been absent. The minutes were corrected as follows:

Last names for Planning Board members and full names used in referencing others.

Add page numbers.

Page 1, under members present, change to Mary K. Hewlett.

Page 1, under Review of Minutes, July 23, 2019, change to read: A motion was made by Jordan, seconded by Emerson, to approve the minutes as written.

Page 1, under Review of Teel Island Dock Public Hearing, change to read: A motion was made by Jordan, seconded by Emerson, to approve the minutes as written.

Page 2, paragraph 6, change to read: A motion was made by Hewlett, second by Jordan, to approve the application ...

Page 3, paragraph 1, line 3, correct word to applicant's

A motion was made by Jordan, seconded by Emerson, to approve the minutes of August 13, 2019, as amended. The vote was 4-0. The motion carried.

**Public Comments:** None.

**Building Permits:**

**a. Town of St. George** – 3 School St. / Map 104, Lot 039

Steve Jarrett represented the St. George Volunteer Firefighters and Ambulance Association. The application is to erect a monument at 3 School Street to honor Fire and Rescue personnel. The monument will be placed on a 4" slab, approximately 16" wide x 16' long. The total height of the monument will be approximately (6') six feet from the base up. The Shoreland Zone District is Limited Commercial and the Floodplain Designation is AE12.

Jarrett said with the help of Town Manager Polky and CEO Brackett, the committee submitted a building permit to install a monument on the front lawn of the St. George Town Office. Jarrett said this has been an ongoing project for two years and the money raised for this project, with the exception of a few cash donations, has been from the bottle drives at the Transfer Station. Jarrett said they have raised \$11,200 and are \$4,800 from making the monument a reality.

The next bottle drive sign-up at the Transfer Station will be January 2020. Jarrett is hopeful that Brooks Monuments will have the monument ready and install it between May and July of 2020.

Jarrett stated the committee met with Justin Long (a local contractor) today at the site, and Justin indicated he will do the foundation work.

CEO Brackett said the location of the monument has changed. Jarrett stated it will be centered to the flagpole, looking from the parking lot. This will allow people who are gathered for an event, to stand in the parking lot to observe the monument and be able to salute the flag.

Chair Cox amended the application to reflect the height of the monument as 6' from the base up, the wording "centered on the pole, and 10' to 12' from the pavement."

Jarrett explained there will be brick pavers offered for inscription and placed on the monument facing the parking lot. Jarrett stated the seat on the benches will be 16" wide and 6' long, recessed into the center stone. The bottom granite is 12" wide by 12" tall. They will have brass medallions recessed into the benches. The underside of the benches will be dark granite and the tops will be a light/white granite.

The Planning Board discussed advertising signage. Letourneau feels signs are for the purpose of commercial advertisements and the monument is not advertising. CEO Brackett said it is an honor to the people who served in the Fire Department. Chair Cox and Jordan felt the monument did not fall in the category of signs.

Hewlett asked if lights will be on or will shine on the monument. Jarrett stated, "None at this point." He added, "I do see, in the future, we may want to tweak a few things with some bronze set up next to the monument, like a helmet or boots." Jarrett said the plan the committee submitted is sufficient for what they are currently planning to do.

Letourneau asked what the distance will be from the monument to the pavement. Jarrett estimated it will be 10' to 12'.

A motion was made by Letourneau, seconded by Brown, to accept the amended application, as complete. The vote was 5-0. Motion carried.

There was no further discussion. The Planning Board began Site Plan Review.

**Performance Standards:**

1. Preserve and Enhance the Landscape – On a motion by Jordan, seconded by Letourneau, standard has been met, 5-0. The monument makes no significant change in the landscape.

2. Relationship of the Proposed Buildings/Structure to the Environment - On a motion by Jordan, seconded by Letourneau, standard has been met, 5-0. The proposed project will fit in well with the existing buildings.
3. Vehicular Access - On a motion by Jordan, seconded by Letourneau, standard has been met, 5-0. The monument has no effect on vehicular access.
4. Parking and Pedestrian Circulation - On a motion by Jordan, seconded by Letourneau, standard has been met, 5-0. The proposed project has no effect on parking and pedestrian circulation.
5. Surface Water Drainage – On a motion by Jordan, seconded by Letourneau, standard has been met, 5-0. There will be no effect to surface water drainage as the impervious ground material is minimal.
6. Existing Utilities - On a motion by Jordan, seconded by Letourneau, standard has been met, 5-0. The proposed project does not require use of utilities and no lighting of the monument is being proposed.
7. Advertising Features - On a motion by Letourneau, seconded by Jordan, standard has been met, 5-0. The monument is not considered to be a sign.
8. Special Features – On a motion by Jordan, seconded by Letourneau, standard has been met, 5-0. None proposed. There are no storage areas, machinery or utility buildings associated with this project.
9. Exterior Lighting – On a motion by Jordan, seconded by Letourneau, standard has been met, 5-0. None proposed. There will be no lighting on the monument.
10. Emergency Vehicle Access – On a motion by Jordan, seconded by Letourneau, standard has been met, 5-0. This project will have no effect on emergency vehicle access.
11. Municipal Services – On a motion by Jordan, seconded by Letourneau, standard has been met, 5-0. The monument will not use municipal services.
12. Water/Air Protection – On a motion by Jordan, seconded by Letourneau, standard is not applicable, 5-0. The monument will not affect water or air pollution.
13. Water Supply – On a motion by Jordan, seconded by Letourneau, standard is not applicable, 5-0. The project does require a water supply.
14. Soil Erosion - On a motion by Jordan, seconded by Letourneau, standard has been met, 5-0. The proposed project will not cause unreasonable soil erosion as there will be minimal soil disturbance during and after the installation of the monument.

15. Sewage Waste Disposal - On a motion by Jordan, seconded by Letourneau, standard has been met, 5-0. The monument does not generate sewage waste.
16. Hazardous, Special and Radioactive Materials - On a motion by Jordan, seconded by Letourneau, standard is not applicable, 5-0. None proposed.
17. Financial/Technical Capacity – On a motion by Jordan, seconded by Letourneau, standard has been met, 5-0, based on Mr. Jarret's statement that fundraising for the project has gone well.
18. Shoreland Zone – On a motion by Jordan, seconded by Letourneau, standard has been met, 5-0. There will not be any soil erosion issues because soil disturbance will be minimal.
19. Flood Plain – On a motion by Jordan, seconded by Letourneau, standard is not applicable, 5-0. This project is not in a floodplain area.
20. Lot Standards – On a motion by Jordan, seconded by Letourneau, standard has been met, 5-0. The monument will be located more than 25' from the property line.

The Board has reviewed the 20 Performance Standards and they have been met.

On a motion by Hewlett, seconded by Brown, it was voted 5-0 to approve the application pursuant to the Performance Standards Review, section V, A1-20 in the Site Plan Review Ordinance.

**b. Tenants Harbor General Store, LLC – 16 Main St. / Map 104, Lot 010**

There was no representative present to review the amended building permit with the Planning Board.

Members of the Planning Board discussed how to address an After the Fact permit and potential permit violations.

A motion was made by Jordan, seconded by Brown, to have Chair Anne Cox write a letter to the applicant, addressing issues which included installing three heat pump units when only one had been approved, and non-removal of the window unit. The vote was 5-0. The motion carried.

There was no further business to come before the Board. On a motion by Jordan, seconded by Letourneau, it was voted to adjourn the meeting at 7:40 p.m.

The Planning Board went directly into a brief workshop which concluded at 7:45 p.m.

Respectfully submitted,

Marguerite R. Wilson  
Planning Board Recording Secretary