

**St. George Planning Board  
St. George Town Office  
September 24, 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 Matt Tibbetts.

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

**Conflict of Interest:** None.

**Adjustments to Agenda:** None.

**Review of the Minutes:**

**Planning Board Meeting - September 10, 2019** – The minutes were corrected as follows:

Page 3, paragraph 8, line 1, correct to read: ... representative of one of the...

Page 4, under Site Plan Review, motion made, line 1, insert word to after Emerson.

Page 4, under Other Business, paragraph 3, line 1, change to read: ...look at some of these...

A motion was made by Letourneau, seconded by Hewlett, to approve the minutes of September 10, 2019, as corrected. The vote was 5-0. The motion carried.

**Findings of Fact and Conclusions of Law:**

Tenants Harbor General Store, 16 Main Street, the Findings were corrected as follows:

Page 1, Corrections under Project Description, line 1, correct to read: ... install three new exterior...

Line 3, change to read: ...of one of these three new units...

Line 4, change to read: and the repair of the existing unit.

Page 1 and 2, under Findings of Fact, correct unit to units and pump to pumps

Page 2, #8, line 2, delete the repetitive words of the

Page 2, #15, line 2, change the unit to these units.

Page 2, #16, line 2, change to: The units run as efficiently as possible and are...

**Public Comments:** None.

**Wharfs:**

**a. Dennis Diesel, 7 Southern Ave., Rockliff Island / Map 230, Lot 066**

Matt Tibbetts of Art Tibbetts Marine represented the applicant. The application is to build a new 4' x 42' long wood piling supported pier, with a seasonal 3' x 50' aluminum ramp and a 12' x 24' wood float, and a 4' wide x 8' long set of stairs to access the pier. The Shoreland Zone District is Marine Residential, and the Floodplain Designation is VE-19.

Tibbetts stated the area where Diesel plans to locate his proposed project is rather unique in that it is all ledge. Tibbetts noted than rather than having the pier start on land, Diesel wants it to

start 40' out from the vegetation with a set of stairs attached to the pier. Tibbetts stated the ledge is solid and it will be drilled and will be secured down.

Chair Cox asked if the float will ground out? Tibbetts said no. Chair Cox stated the DEP and Army Corps of Engineers approvals are in the file, along with a letter from Matt Tibbetts to CEO Brackett stating the project has been approved by DACF, MHPC and all applicable Native American tribes.

Letourneau asked how high the pier is above the high-water mark? Tibbetts said approximately 4 feet. Letourneau asked, "What is the timeline for this project?" Tibbetts said they hope to start it this fall (2019).

Tibbetts provided the Planning Board with two color photographs of the proposed project site and its surroundings. These were placed on file.

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

An on-site visit is scheduled for Monday, October 7, 2019 at 4 p.m. The Public Hearing will be on Tuesday, October 8 at 7 p.m., with the regular Planning Board to immediately follow.

**Sign Ordinance:** The Planning Board received the draft ordinance back from legal counsel and again reviewed the sign ordinance, making changes, additions, and corrections. Jordan noted legal counsel made several deletions in the ordinance and was not sure why. He has called the attorney but has not heard back. He will call her again to discuss changes the Planning Board made and why she made the deletions.

Select Board Chair Bates suggested hyperlinking ordinances on the website. Jordan thought hyperlinks may be good for ease of use on the website but was not sure they would be considered a legal document. CEO Brackett believed the office would still maintain a hard copy, because occasionally people will ask for paper copies. Jordan said the question is, "Is it allowed?" He suggested the Planning Board may want to pursue the idea with an attorney.

Chair Cox said that Bill Najpauer will meet with the Planning Board on October 8 at 6 p.m.

There was no further business to come before the Board. On a motion by Letourneau, seconded by Hewlett, it was voted 5-0 to adjourn the meeting at 8 p.m.

Respectfully submitted,

Marguerite R. Wilson  
Planning Board Recording Secretary