

**St. George Planning Board
St. George Town Office
November 12, 2019 - 7 p.m.**

The Planning Board meeting was called to order at 7:03 p.m. Members present were: Anne Cox, Chair; Jane Brown, Ray Emerson, Mary K. Hewlett, Michael Jordan and Crystal Tarjick (Alan Letourneau was absent). Also present: CEO Terry Brackett, Richard Bates, Jon Levenseler and Ben Vail.

Quorum: Crystal Tarjick was elevated to voting status. A quorum was present.

Conflict of Interest: None.

Adjustments to Agenda: The following items were placed on the agenda:

Dennis Diesel Public Hearing Minutes
Grinnell More Public Hearing Minutes
Set an Ordinance Workshop Date with Bill Najpauer

Review of the Minutes:

Planning Board Meeting — October 22, 2019 – The minutes were corrected as follows:

Page 3, next to last paragraph, lines 2 & 3, change to read: ...to schedule **December 10** for the public hearing. **Brackett will get the public notifications out.**

A correction to these minutes was not done before their posting: See Page 2, under Wharfs, Grinnell More, line 3, should read: **The new float dimensions will be 14' x 30'.**

A motion was made by Tarjick, seconded by Brown, to approve the minutes of October 22, 2019, as amended. The vote was 3-0 (Jordan and Hewlett abstained). The motion carried.

Public Hearing Minutes – Dennis Diesel, 7 Southern Avenue

A motion was made by Jordan, seconded by Brown, to approve the Diesel public hearing minutes of the October 22, 2019, as written. The vote was 4-0 (Letourneau absent; Crystal did not attend this public hearing).

Public Hearing Minutes – Grinnell More, 55 Herman Road

The minutes were corrected as follows: Page 1, under present, lines 2 & 3: delete Michael Jordan (was absent) and add Crystal Tarjick

A motion was made by Tarjick, seconded by Brown, to approve the More public hearing minutes, as corrected. The vote was 3-0 (Hewlett and Jordan abstained).

Public Comments: None.

Building Permits:

a. Jon Levenseler – 64 Patten Point Road, Map 234 / Lot 011

Jon Levenseler represented the property owner, Anthony L. Pyfrom, Mt. Pleasant, SC. The application is to remove an existing roof, install a new roof structure changing the pitch and ridge location creating a higher wall on the south side of the building. This project is located at 64 Patten Point Road, St. George. The existing and proposed use is Residential. The Shoreland Zone District is Marine Residential. The Floodplain Designation is VE-14.

Levenseler explained the project. The roof will be restructured by bringing the ridge closer to gain a higher wall on the water side of the residence. Brackett added this will allow more head room on the front of the structure. Levenseler said the footprint of the structure will not increase. He stated this project is entirely within the 75' setback. Windows will be added. An engineer reviewed the site plan and will make suggestions on how to correct some of the malfunctions with the structure. A new septic system is being installed by the property owner.

Brackett stated a portion of the porch on the front is within 25'.

The application was amended to read:

Bathrooms – Proposed 1; Total 3	Height – Total 20' 8"
Bedrooms – Proposed 0; Total 3	Dwelling Units – Proposed 0
Number of Stories – Proposed 0	Septic System - Proposed 0; Total 3

On a motion by Brown, seconded by Jordan, the Planning Board voted 5-0 to accept the amended application, as complete.

The Planning Board referred to the Shoreland Zoning Ordinance, Non-Conforming Structures, Section 12(C)(1)(c)(i).

A motion was made by Tarjick, seconded by Brown that under Section 12(C)(1)(c), (i) has been met as the footprint and the height of the project is not changing. The vote was 5-0. Motion carried.

A motion was made by Jordan, seconded by Tarjick, to approve the application for property owner, Anthony L. Pyfrom. The vote was 5-0. The motion carried.

Site Plan Review:

a. St. George Recreation Boosters– 144 Port Clyde Road, Map 213 / Lot 029

Ben Vail represented the St. George Recreation Boosters. The application is to install an electronic scoreboard at the St. George ballfield located at 144 Port Clyde Road. Existing and Proposed use: Recreation Field. This is a Commercial project.

Vail explained the Rec Boosters proposed project. The Boosters have been successful the last several years fundraising and are requesting to install an outdoor electronic scoreboard at the big ballfield. The scoreboard will be used for any ball games held on that field. The proposed location of the scoreboard will be just outside of and close to the fence by the parking lot and will be located near the existing power supply.

Vail said the scoreboard is expensive, but the money has been raised for the purpose of improving recreation in the town. No taxpayer dollars are being used for the scoreboard. The Planning Board reviewed the digital aerial map and discussed the locations of the ballfield, the dugouts, batting cage area, concession stand, tennis courts, and play structure with Vail.

Vail distributed a photograph of the proposed scoreboard and it was placed on file. The scoreboard is 7' high x 16' wide. The bottom scoreboard is 10' from the ground and the sign is 7' high. Total height is 17' to the top of the scoreboard.

Hewlett asked if the scoreboard will be illuminated? Vail stated yes. Hewlett asked if it will only be illuminated during game times? Vail said yes and it will only be used from mid-September to mid-October and the last week of April to the second week of June. There will be no advertising on the scoreboard. Vail stated he would like to have a recognition plaque to the St. George Rec Boosters similar in size to that of the Tennis Court plaque placed on the structure at some time in the future.

Jordan asked if the dugouts and concession stands are structures? Brackett said yes. Jordan suggested that square footage be listed in the property information so the Planning Board can calculate the lot coverage. Hewlett noted this is a 6-acre lot, and Brackett stated this structure covers less than one (1) percent of the lot size.

The Project Description was updated to read: The scoreboard is 17' high and 16' x 7'.

The Property Information was updated to:

Lot coverage – Present: less than 1% Proposed: less than 1% Total: less than 1%

Septic System – N/A

On a motion by Hewlett, seconded by Brown, it was voted 5-0 to accept the St. George Rec Boosters amended application, as complete.

1. Preserve and Enhance the Landscape – On a motion by Hewlett, seconded by Jordan, standard has been met, 5-0. The scoreboard fits with the existing landscape because the existing landscape is a ballfield.
2. Relationship of the Proposed Buildings/Structure to the Environment – On a motion by Hewlett, seconded by Brown, standard has been met, 5-0. The structure is within the relationship of the existing environment and will enhance the ballfield area.
3. Vehicular Access – On a motion by Jordan, seconded by Brown, standard has been met, 5-0. The proposed structure will not change vehicle access.
4. Parking and Pedestrian Circulation - On a motion by Jordan, seconded by Brown, standard has been met, 5-0. The proposed structure will not change the parking or pedestrian circulation area.
5. Surface Water Drainage - On a motion by Jordan, seconded by Brown, standard has been met, 5-0. The structure will not change the surface water drainage.

6. Existing Utilities - On a motion by Jordan, seconded by Brown, standard has been met, 5-0. The structure will not use any sewer or specified utilities.
7. Advertising Features - On a motion by Tarjick, seconded by Hewlett, standard has been met, 5-0. The structure has a particular use as an electronic scoreboard; it will only be lit during game times, it will not detract from other surrounding structures, and there will be no commercial advertising on the scoreboard at present or in the future. A recognition plaque to the St. George Rec Boosters similar in size to that of the Tennis Court recognition plaque, will be allowed on the structure. On this basis, the Board determined that the scoreboard is not a sign and therefore not subject to the size limitations in Section V.A.7. of the Site Plan Review Ordinance.
8. Special Features - On a motion by Brown, seconded by Jordan, standard has been met, 5-0. No special features are being proposed. The hours of use will only be during ballgames.
9. Exterior Lighting - On a motion by Jordan, seconded by Hewlett, standard has been met, 5-0. There is no exterior lighting on the scoreboard.
10. Emergency Vehicle Access - On a motion by Hewlett, seconded by Brown, standard is not applicable, 5-0. No change.
11. Municipal Services - On a motion by Tarjick, seconded by Brown, standard has been met, 5-0. The scoreboard will offer a positive impact for the town's recreation program but no impact to other municipal services.
12. Water/Air Protection - On a motion by Jordan, seconded by Brown, standard has been met, 5-0. This structure will not have an adverse effect on water or air pollution.
13. Water Supply - On a motion by Jordan, seconded by Brown, standard has been met, 5-0. This structure does not require a water supply.
14. Soil Erosion - On a motion by Jordan, seconded by Brown, standard has been met, 5-0. This structure will not cause any unreasonable effect on soil erosion.
15. Sewage Waste Disposal - On a motion by Jordan, seconded by Brown, standard has been met, 5-0. This structure does not require sewage waste disposal.
16. Hazardous, Special and Radioactive Materials - On a motion by Jordan, seconded by Brown, standard has been met, 5-0. None proposed.
17. Financial/Technical Capacity - On a motion by Tarjick, seconded by Brown, standard has been met, 5-0. The Town of St. George Rec Boosters has the financial and technical capacity to carry out the project.
18. Shoreland Zone - On a motion by Hewlett, seconded by Brown, standard is not

applicable, 5-0. This project is not located in the Shoreland Zone.

19. Flood Plain - On a motion by Hewlett, seconded by Tarjick, standard is not applicable, 5-0. This project is not located within the flood plain.

20. Lot Standards - On a motion by Jordan, seconded by Tarjick, standard has been met, 5-0. The proposed project complies with all setback and lot requirements.

On a motion by Hewlett, seconded by Tarjick, 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.

- Ordinance Workshop: Bill Najpauer was unable to attend the scheduled ordinance workshop at 6 p.m., due to weather. Najpauer offered Brackett possible meeting dates for the workshop. The Planning Board discussed the dates and scheduled the meeting for Monday, November 18, 2019 at 6 p.m.; Brackett will notify Najpauer.

There was no further business to come before the Board. On a motion by Brown, seconded by Hewlett, it was voted to adjourn the meeting at 7:50 p.m.

Respectfully submitted,

Marguerite R. Wilson
Planning Board Recording Secretary