

**St. George Planning Board
St. George Town Office
February 9, 2021 - 7 p.m.**

The Planning Board meeting was called to order at 7:02 p.m. via Zoom. Members present were: Anne Cox, Chair; Jane Brown, Anne Cogger, Ray Emerson, Mary K. Hewlett, Michael Jordan, and Alan Letourneau. Also present: CEO Terry Brackett, Richard Bates, Ronald and Carolyn Thow, Thomas Moses, Butch Barberi, and Matt Tibbetts.

Quorum: A quorum was present.

Conflict of Interest: None.

Adjustments to Agenda: No adjustments were made.

Review of the Minutes:

Planning Board Meeting - January 26, 2021 – The minutes were corrected as follows:

Page 2, 5th paragraph, line 3, delete word that and change to read: ...and all the owners of the...

Page 3, line 3, strike 2nd the, and change to read: ...with the existing caretaker's house...

Page 4, 10th paragraph, change to read: ...the application showing a total coverage of 42% without stating the present and proposed coverages.

Page 11, #18, line 2, change to read: ...Planning Board's findings under Section 15(C) and Section 16(D)...

Page 12, 2nd paragraph, bullet 2, amend to: The applicant's purchase of the property will be completed.

Page 12, 2nd paragraph, bullet 3, line 2, insert the word occurs: If damage occurs during...

Page 12, 2nd paragraph, bullet 3, line 3, delete to the end and insert: ...immediately after completion of the...

A motion was made by Jordan, seconded by Hewlett, to approve the January 26, 2021 minutes, as amended. The vote was 5-0 in favor.

Findings of Fact and Conclusions of Law: The Findings of Fact were corrected as follows:

Page 3, #18, line 2, change to read: ...Planning Board's findings under Section 15(C) and Section 16(D)...

Page 3, bullet 2, amend to: The applicant's purchase of the property will be completed.

Page 3, bullet 3, line 2, insert the word occurs: If damage occurs during...

Page 3, bullet 3, line 3, delete to the end and insert: ...immediately after completion of the...

A motion was made by Letourneau, seconded by Brown, to approve the St. George Sea Farms, LLC, Findings of Fact & Conclusions of Law, as amended. The vote was 5-0 in favor.

Public Comments: None.

Pier:

a. Ronald Thow – 6 Hoppers Island / Map 201, Lot 006

Matt Tibbetts represented the applicant, Ronald Thow, who was present. Tibbetts summarized the application. It is to construct a 5 foot by 96-foot-long residential wood pier supported by

eight wood pilings, a 3 foot by 40-foot aluminum ramp, and a 12 foot by 24-foot seasonal float at 6 Huppers Island. All of the required state and federal permits necessary to construct this pier have been received.

Chair Cox noted the on-site inspection was waived due to COVID-19 constraints and transportation to the island, but numerous photographs had been provided by Tibbetts in lieu of the on-site visit.

Jordan had a question regarding the placement of x's on one of the photographs provided. Were the x's on the photo just to draw attention that there were other piers around the corner to the right of the property? Brackett stated those were piers. Chair Cox added there was also a pier in the other direction (to the left) as you look at that photograph. There were no other questions.

Chair Cox asked if the application was complete.

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

Section 15(C)

Piers, Docks, Wharves, Bridges and Other Structures and Uses Extending Over or Beyond the Normal High-Water Line of a Water Body or Within a Wetland and Shoreline Stabilization

1. No more than one pier, dock, wharf, or similar structure extending or located below the normal high-water line of the water body or within a wetland is allowed on a single lot. - On a motion by Hewlett, seconded by Brown, the standard has been met, 5-0. There is only one structure being proposed at this time.
2. Access from shore shall be developed on soils appropriate for such use and constructed so as to control erosion. - On a motion by Jordan, seconded by Letourneau, the standard has been met, 5-0. The land end of the proposed pier will sit on the lawn and not cause unreasonable degradation to the surrounding shoreland soils. There are no plans to remove vegetation during construction.
3. The location shall not interfere with existing developed or natural beach areas. - On a motion by Letourneau, seconded by Brown, the standard has been met, 5-0. There are no developed or natural beaches in this area.
4. The facility shall be located so as to minimize adverse effects on fisheries. - On a motion by Jordan, seconded by Letourneau, the standard has been met, 5-0. There will be no unreasonable effect on the fisheries.
5. The facility shall be no longer in dimension than necessary to carry on the activity and be consistent with the surrounding character and uses of the area. A pier, dock, or wharf in non-tidal waters shall not be wider than six feet for non-commercial uses. - On a motion by Jordan, seconded by Letourneau, the standard has been met, 5-0. The structure extends only as far as needed to reach the water at low tide and not bottom out. The photographs show there are other piers in the immediate area, and they are within tidal waters.

6. No new structure shall be built on, over, or abutting a pier, wharf, dock, or other structure extending beyond the normal high-water line of a water body or within a wetland unless the structure requires direct access to the water body or wetland as an operational necessity. - On a motion by Letourneau, seconded by Brown, the standard has been met, 5-0. No structure is being proposed on, over, or abutting the pier.
7. New permanent piers and docks on non-tidal waters shall not be permitted unless it is clearly demonstrated to the Planning Board that a temporary pier or dock is not feasible, and a permit has been obtained from the Department of Environmental Protection, pursuant to the Natural Resources Protection Act. - On a motion by Brown, seconded by Jordan, the standard is not applicable, 5-0 because the site is in tidal waters.
8. No existing structures built on, over, or abutting a pier, dock, wharf or other structure extending beyond the normal high-water line of a water body or within a wetland shall be converted to residential dwelling units in any district. - On a motion by Brown, seconded by Letourneau, the standard is not applicable, 5-0 because there are no such structures.
9. Except in the Commercial Fisheries/Marine Activities District, structures built on, over, or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a water body or within a wetland shall not exceed twenty (20) feet in height above the pier, wharf, dock or other structure. - On a motion by Letourneau, seconded by Brown, the standard is not applicable, 5-0 because it is not in a CFMA District and there are no structures.
10. Vegetation may be removed in excess of the standards in Section 15(P) of this ordinance in order to conduct shoreline stabilization of an eroding shoreline, provided that a permit is obtained from the Planning Board. Construction equipment must access the shoreline by barge when feasible as determined by the Planning Board. - On a motion by Jordan, seconded by Brown, the standard has been met, 5-0. No vegetation will be removed during construction of the proposed pier. Construction equipment will access the shoreline by barge.

A motion was made by Jordan, seconded by Letourneau, to approve the application for Ronald Thow based on the findings in Section 15(C) of the Shoreland Zoning Ordinance. The vote was 5-0. The motion carried.

There was no further business to come before the Board. On a motion by Letourneau, seconded by Brown, it was voted 5-0 to adjourn the meeting at 7:25 p.m., and go directly into a workshop on ordinance review.

Respectfully submitted,

Marguerite R. Wilson
Planning Board Recording Secretary