

**St. George Planning Board  
On-site Inspection  
Tenants Harbor General Store  
16 Main Street  
March 10, 2022 – p.m.**

The on-site visitation inspection began at 4 p.m. Planning Board members present were: Anne Cox, Chair; Jane Brown, Michael Jordan, Mary K. Hewlett, and Richard Moskowitz. (Anne Cogger and Van Thompson were absent.) Also present were: CEO Terry Brackett, Veronika Carlson, Anthony and Anne Solley.

Veronika Carlson was present and represented the Tenants Harbor General Store, LLC. The application is to install a new exhaust hood, duct, exhaust fan, and fire suppression system. This project is not located in the Shoreland Zone District or a Floodplain Designation area. Chair Cox asked Carlson to explain the application as several changes had been made to the proposed plan.

Those present for the on-site inspection proceeded around the side and behind the store. Carlson pointed to the existing pizza fan on the building; the fan was operating. Carlson stated the fan will be removed and the noise will be gone from that location. "What has changed is that the ductwork will not be coming up the side of the building, it will be going up the back and around the roof overhang. As for access for installation, it would be on the neighboring side."

Chair Cox stated to Carlson, "If the neighbors gave permission to do that." Carlson stated they had.

Jordan asked about the location: It goes up to the left of the left-hand window, and then it makes the turn to the left and around the corner?

Moskowitz: It is not going to go to the left? It is going to stay on the backside of the building.

Mrs. Solley: Well, we don't mind you working on the building side, but we mind it sticking out.  
Carlson: Yes, it is not sticking out over the roof. It is coming out toward the back and up over.

Chair Cox: The work starts where the existing pizza fan is.

Carlson stated she had emailed CEO Brackett with the installer's design changes.

Chair Cox: The new design is not going to be going beyond the eave of the building.

Hewlett: Is it going above the roofline?

Carlson: It is going to come out and go above, yes.

Hewlett: So, it will be on the Tenants Harbor General Store roof and not over the neighbor's property.

Carlson: Yes, that is what the installer assured us. It is not going over the Solley's property. Also, the ductwork will be double insulated. Not this year but in a couple of years, we will

enclose the entire exhaust system with white vinyl or the same siding as the store. It won't look like a big, ugly cage.

Dr. Solley: Is this coming up the back of the building, straight up?

Chair Cox: Yes. That is the new design.

Dr. Solley: You are not going anywhere on the side of the building?

Carlson: It is not going beyond the existing.

Dr. Solley: It is not going beyond the eaves. But is it going to the side of the building?

Carlson: It is not going to the side.

Dr. Solley: It will all be at the back?

Chair Cox: It will all be at the back. We did find out it will produce 65 decibels (of sound).

Jordan: Where is the sound going to emanate from? The round thing/exhaust fan on top?

Carlson: Yes.

Brown: Is it turned off when the store is closed?

Carlson: It is on a thermostat. The store is air-conditioned. So, once it comes down to the right temperature, it shuts off. Once it hits a certain temperature, it turns on. So, it could run for hours, or it could be off depending on what the temperature is.

Hewlett: It is not just a cooking fan but is also an exhaust fan for the store?

Carlson: No. It is a cooking fan; however, they are controlled by temperature.

Hewlett: Do you know what those temperature settings are going to be, or could you find out?

Carlson: The air condition is controlled by a thermostat that runs from about April 1st through December, and we try to keep the store at 65 to 70 degrees because of the coolers.

Moskowitz: Do we know what the decibel level of the pizza fan is?

Carlson: I do not.

Dr. Solley: The issue is that an item may be 65 decibels but when it is 1, 2, 3, 4 each of which are well within so-called "reasonable" noise levels, it can become "unreasonable" if you live next door.

Chair Cox: Dr. Solley's talking about cumulative noise; when the air conditioner is on, the vent is on.

Jordan: The air conditioning units have been in over a season. Could I ask the neighbors how they are living with the existing heat pumps?

Dr. Solley: They (the heat pumps) are okay, but it is inevitable that they work hardest in the summer which is when our windows are open.

Mrs. Solley: It is a constant buzz when we are out on our deck.

Dr. Solley: The question is, do we really want something added to it up there opposite our bedroom?

Moskowitz: The noise from the pizza fan is going away, replaced by the new design?

Carlson: Correct.

Moskowitz stated: Five feet away from the fan. It would be an interesting comparison to say, "Maybe this is 65 decibels but now it is going to be 65 decibels, but 25' further away. In a sense, it may be a net lessening of noise perceived at ground level."

Chair Cox: Right. That would be a question for us to look at. On the old plan, the project was going over the neighbor's property line and we worried about that, but the new plan does not have it extending over their property line.

Moskowitz: I'd like to ask about the ductwork. Is that subject to vibration and vibration noise?

Carlson: It will be double insulated so we can enclose it. Eventually, we are going to build a 2' x 4' structure around it and completely enclose it. The only noise and vibration will be 2.5' – 3' above the roof.

Moskowitz: Is it safe to assume that as part of the insulation, it will have rubber grommets, insulating pads between the ductwork and the fan to the building? Vibration pads usually have rubber grommets or pads between the structure and anything that may generate vibrations.

Carlson: I will have to look into that.

Chair Cox noted a public hearing will be held on March 22, 2022, at 7 p.m. This will be an in-person hearing or Zoom will be available.

There being no other questions or comments, the onsite visitation ended at 4:10 p.m.

Respectfully submitted,

Marguerite R. Wilson  
Planning Board Recording Secretary