

St. George Planning Board Meeting
7PM at Town Office and via Zoom
August 23, 2022
Minutes

The Planning Board meeting was called to order at 7:01pm. Planning Board Members present were Anne Cogger, Richard Moskowitz, Alison Briggs, Michael B. Jordan, Jane Brown and Mary K. Hewlett. Also present were: CEO Terry Brackett, Veronica Hallowell, Kristen Falla, Mike Felton, Mike Sabatini- Landmark Corporation, Jason Marriam - Merriam Architects, Chuck Campbell, and Kathleen Fox.

Present via Zoom were Dianne Oelberger, Van Thompson, Joseph Gabel, and Loreen Meyer.

Due to Chair Cox's absence, a motion was made by Hewlett, seconded by Cogger, to have Jordan chair tonight's meeting. By a 4-0 vote, the motion carried.

Quorum

A quorum was present.

Richard Moskowitz was elevated to voting status.

Conflict of Interest:

There were no conflicts of interest.

Adjustments to Agenda:

Jordan proposed the addition of one additional set of minutes that went out yesterday for the Public Hearing for the Happy Clam/Outback that was held on June 16, 2022.

Review of the Minutes:

Brown moved to approve the June 16, 2022 Planning Board meeting minutes, seconded by Cogger. By a 5-0 vote, the minutes were approved.

Briggs moved to approve the July 26, 2022 Planning Board meeting minutes, seconded by Hewlett. By a 3-0 vote, the minutes were approved (Brown, Cogger and Moskowitz recused themselves as they were absent).

Cogger moved to approve the June 16, 2022 Planning Board Public Hearing minutes for the Happy Clam/Outback minutes, seconded by Moskowitz. By a 4-0 vote, the minutes were approved (Jordan recused himself).

Brown moved to approve the August 11, 2022 Planning Board On-site Inspection minutes for the CTE/Makerspace Building Project minutes, seconded by Cogger. By a 5-0 vote, the minutes were approved.

Public Comments:

There were no public comments.

Building Permits

St. George Municipal School Unit CTE/Makerspace building

Jordan

The first order of business is for the St. George Municipal School Unit, construction of the Makerspace building. We held a site visit, and we had a detailed description of the project at the last meeting. We need to decide whether the application is complete and whether members of the board have any questions, or additions or subtractions from what's in the application or questions from the applicant.

Hewlett

I would like to make sure that we include the additional information provided tonight with the application that we were given during the site visit; that would be my only comment.

A motion was made by Cogger, seconded by Hewlett, to accept the St. George Municipal School Unit CTE/Makerspace building application as complete. By a 5-0 vote, the motion carried.

Jordan

Kate, can you assist in reviewing the twenty performance standards.

Hewlett

Yes. Section V.A. of the Site Plan Review Ordinance. The applicant has already answered most of the questions. It might be easier to simply refer to your package.

Jason Merriam

I just want to update you. There has been a change to the building footprint. I have it on the plan now. I'm going to go over it quickly. It expanded a little bit. If you recall, there was a simple "L" off the back of this building. Welding moved into that space. You see that there is a little larger footprint right there in the corner. Also, the "L" itself moved back four feet because of storage issues. So those are the two changes that caused us to have to move the septic tank and pump tank. It is in the same general area. Other than that, this plan is the same. I have revised the date on this and have copies here.

Hewlett

Just make sure that Brackett gets a copy.

Jason Merriam

One more thing. We did some testing on the public water system. We are waiting on some results and if the results aren't favorable, we may have to have a pump for the fire suppression system. If that's the case, it may have to go into the school or in a separate building; we are not sure about that yet.

Sabatini

It will most likely be a 10 foot by 10 foot shed.

Hewlett

If it turns out you do need that, you are going to have to come back to the Planning Board unless you want us to table this and come back later for the shed.

Sabatini

We would rather proceed and come back with just a minor amendment.

Hewlett

But you will need a separate application for the shed. If it turns out you have to build it because we do not have dimensions already. We are happy to approve the changes you just noted and review them right now.

1. Preserve and Enhance the Landscape
A motion was made by Brown, seconded by Moskowitz, that the standard has been met as the project will improve the drainage. By a 5-0 vote, the motion carried.
2. Relationship of the Proposed Buildings/Structures to the Environment
A motion was made by Cogger, seconded by Brown, that the standard has been met as the drainage will be enhanced. By a 5-0 vote, the motion carried.
3. Vehicular Access
A motion was made by Hewlett, seconded by Brown, that the standard has been met as vehicular access is going to be enhanced by improving the road to the building and constructing a larger turn around for both the buses and emergency vehicles. By a 5-0 vote, the motion carried.
4. Parking and Pedestrian Circulation

A motion was made by Brown, seconded by Cogger, that the standard has been met based on the drawings provided with the application, and the fact that there are handicapped spaces provided. By a 5-0 vote, the motion carried.

5. Surface Water Drainage

A motion was made by Cogger, seconded by Brown, that the standard has been met based on the drawings received. By a 5-0 vote, the motion carried.

6. Existing Utilities

A motion was made by Hewlett, seconded by Moskowitz, that the standard has been met with a condition of a positive report from Eastern Fire Protection sent to C.O.E. Terry Brackett stating that the water pressure will meet the needs of the project. By a 5-0 vote, the motion carried.

7. Advertising Features

A motion was made by Brown, seconded by Hewlett, that the standard has been met as the school seal will be added to the exterior of the building, but there will be no other additional advertising features. By a 5-0 vote, the motion carried.

8. Special Features

A motion was made by Hewlett, seconded by Cogger, that the standard has been met based on the applicant's submittal of a 7am to 10pm year-round schedule and determination that noise will be contained within the building. By a 5-0 vote, the motion carried.

9. Exterior Lighting

A motion was made by Brown, seconded by Cogger, that the standard has been met as the applicant says that the lighting will be down shielded and that photocells and timers will be used. By a 5-0 vote, the motion carried.

10. Emergency Vehicle Access

A motion was made by Hewlett, seconded by Moskowitz, that the standard has been met per the drawing included with the application showing the turnaround space is sufficient and that the paving of the path will enhance emergency vehicles access. By a 5-0 vote, the motion carried.

11. Municipal Services

A motion was made by Cogger, seconded by Brown, that the municipal services specified in the ordinance will not be significantly affected by this addition to the school and therefore the standard has been met. By a 5-0 vote, the motion carried.

12. Water/Air Protection

A motion was made by Hewlett, seconded by Cogger, that the standard has been met because the project will not generate significant air pollution and the applicant has taken into effect the land, including the slope, and built the building to accommodate it. By a 5-0 vote, the motion carried.

13. Water Supply

A motion was made by Cogger, seconded by Hewlett, that the standard has been met with a condition of a positive report from Eastern Fire Protection sent to C.O.E. Terry Brackett stating that the water pressure will meet the needs of the project. By a 5-0 vote, the motion carried.

14. Soil Erosion

A motion was made by Hewlett, seconded by Moskowitz, that the standard has been met based on the drawing that has been submitted with the application, considerations regarding water courses on site and enhanced drainage, and as they are using best management practices during construction. By a 5-0 vote, the motion carried.

15. Sewage Waste Disposal

A motion was made by Hewlett, seconded by Moskowitz, that the standard has been met subject to the submittal of a separate application for the new septic disposal system obtained from the town L.P.I. Terry Brackett. By a 5-0 vote, the motion carried.

16. Hazardous, Special and Radioactive Materials

A motion was made by Cogger, seconded by Moskowitz, that the standard has been met based on their assertion that they are making their plans in accordance with the State Fire Marshal standards. By a 5-0 vote, the motion carried.

17. Financial/Technical Capacity

A motion was made by Hewlett, seconded by Brown, that the standard has been met as the fundraising has been successful and they have the financial and technical capacity to carry out this project. By a 5-0 vote, the motion carried.

18. Shoreland Zone

A motion was made by Hewlett, seconded by Brown, that the standard is not applicable as this site is not in the shoreland zone. By a 5-0 vote, the motion carried.

19. Flood Plain

A motion was made by Hewlett, seconded by Cogger, that the standard is not applicable as the site is not in a floodplain zone. By a 5-0 vote, the motion carried.

20. Lot Standards

A motion was made by Hewlett, seconded by Moskowitz, that the standard has been met as the lot coverage is 12.3% and all of the front, side and rear setbacks have been met according to the plan that was submitted. By a 5-0 vote, the motion carried.

A motion was made by Hewlett, seconded by Brown, to approve the St. George Municipal School Unit CTE/Makerspace application based on the findings of facts and performance standards that have just been approved, with the conditions noted in six, thirteen and fifteen.

Kathleen Fox 6 Co-op Road, Port Clyde

Kathleen Fox

I've been renting a little shack down on the lot owned by Linda Bean next to the Green church and I use it for a studio. It was originally designed as a studio by Cindy Lang who lived there years ago (inaudible) Linda bought it for her sister. I asked Linda if I could rent it and she agreed. I show my art in various places. I'm an artist but I'm really tired of showing; I am 78 years old, and I just decided I would rather stay in my studio all the time. The problem is that if somebody wants to buy something, I have no place to sell it. So, I will explain what I want to do. This place has electricity but there is no plumbing and no water. I have to cart water in. I use the Porta Potti at the playground. I don't go down there a lot because I don't have a lot of time. When I go down there, if somebody happens to drop in and says, "Oh, I like that. Can I buy it?". I have to tell them to go up to my house and I will sell it there. I just thought it'd be easier if I sold it out there. I don't want to have any shows down there or anything like that. I just want to make my life easier. That's it.

Jordan

So, your stuff will be on display there.

Kathleen Fox

All my all my paintings are in that little studio. I have an insurance policy in case it goes into the water.

Jordan

Do people come and visit?

Kathleen Fox

Nobody has visited yet, but you never know. No, because I really don't like to sell, I'm not a very good marketer. (inaudible)

Hewlett

So, do you have a website advertising this space?

Kathleen Fox

I have a website.

Hewlett

But could they contact you and set up an appointment as opposed to just dropping in. We didn't get a parking schematic. Is there any parking?

Kathleen Fox

They can contact me. it's just Co-op Road which is where I park. Linda has parking there for the people who rent and then she has parking next to the church. (Inaudible)

Briggs

I am not that familiar with the property, but I have a picture. I never went down and saw where it is. If it's approved to be open to the public as a gallery and then some other artist five years from now wants to use it as a gallery, there wouldn't be anything that would prohibit someone else from expanding its use and heavily marketing it.

Kathleen Fox

Is there a limited use permit that could be used to sell my own stuff and if somebody else bought it for a gallery, it would have to go back to the Planning Board?

Jordan

That person would have to come back to the Planning Board requesting an expansion of the use and expansion doesn't mean just square footage. It would still be a gallery so it wouldn't be a change of use, but it would be an expansion, somewhere that the public would be more likely to come and see art shows.

Hewlett

I'm thinking as an example if you are on the peninsula tour for Artwalk weekend.

Kathleen Fox

Right, I am on the studio tour.

Hewlett

We would not be able to put a condition on this that there are no open houses because she already does open houses.

Moskowitz

Is this gallery commercial?

Jordan

Yes. Anything that's not residential.

Briggs

So, if it was approved as a public gallery, would it affect the neighbors at all if somebody else was really wanting to bring more people in?

Kathleen Fox

Well, I don't own it. It's owned by Linda Bean and she has encouraged me to do this. I just got a memo from her saying, "Great, I'm glad (inaudible)".

Hewlett

Is this allowable in a CFMA district?

Jordan

Are there other structures on this lot?

Briggs

There is another residential building. They rent it out in the summer and it's on the same lot. Cindy Lang owned that originally.

Jordan

Here is an observation that I made when I looked at the application. Commercial uses are only allowed in the Commercial Fisheries District if they are functionally water dependent. Now, obviously, that's not the case here.

Kathleen Fox

Well, I paint lobster boats.

Jordan

There is a section in the shoreland zoning ordinance that states you can change a nonconforming use to another nonconforming use if the proposed use has no greater adverse impact on the subject property or the adjacent property resources than the former use. It seems to me from what you've told us that it will not have any greater impact. It's a new use. It was a studio and now it's a gallery. I'll refer to citation section 12d3 of the Shoreland Zone.

Hewlett

I don't know if anybody has been here, but it is in the backyard. It is out of the way. You are not going to put any placards out on the road such as "Open" or "Artist in residence", correct?

Kathleen Fox

No. I'm basically a shy person.

Jordan

I have a question for Terry Brackett. This is in the floodplain; is there anything we need to know about that?

Terry Brackett

No. She has flood insurance. (inaudible)

Jordan

I just want to make sure there are no structural changes required.

Hewlett

We don't have to tie the building down, right? Well, sometimes they say we have to tie down containers.

Terry Brackett

(inaudible)

Hewlett

Are you thinking we have to do an onsite because it's commercial?

Jordan

We don't have to. Do you think we need to?

Hewlett

I think we should wait on that.

Jordan

I don't see the need for a site visit.

Hewlett

I don't see a big change of use. I think she is being honest in coming to us by saying that people do wander in and want to see her work. Is it by appointment only pretty much?

Kathleen Fox

No, there were some people there who were renting the place from Linda and a little girl wanted to come in. I said I really can't let you in because I can't sell out of here. That's the only time since I've been renting the place beginning on May 1st that anybody has come in except for my friends.

Jordan

I'm not feeling like we need to do a site visit unless someone else sees a need. And the next thing I'm wondering is whether we actually need to go through the twenty questions given that there's no structural changes to the building, even the interior.

Hewlett

The signage is already there.

Moskowitz

It is more of an administrative change.

Hewlett

I agree.

Brown

Oh, I concur.

Terry Brackett

(Inaudible)

Jordan

Do we think the application is complete?

Hewlett

Well, it's missing a mapping I guess it is complete as it needs to be for what she wants to do.

Jordan

I think we can waive the review of the twenty requirements.

Brown

A motion was made by Brown, seconded by Hewlett, approving the application as complete. By a 5-0 vote, the motion carried.

Jordan

I've been thinking a little bit about conditions we want to impose to deal with future changes such as what you told us about your intention to publicize and advertise.

Kathleen Fox

Well, I have an advertisement in the St. George community (inaudible) for my art in general.

Jordan

It's not to invite people there.

Kathleen Fox

I did take a picture of my studio because people didn't know I was down there.

Hewlett

The other question is would you want open houses only during Peninsula Art Walk periods, or would you want open houses more frequently, where you are serving beer, wine and refreshments.

Kathleen Fox

Only during those two weekends?

Cogger

So, if somebody else came in wanting to install more electricity, plumbing, etc. would they have to come to us?

Hewlett

It's also very small. You are talking a shack.

Hewlett

A motion was made by Hewlett, seconded by Moskowitz, that the application is approved based on the condition that open houses are only during the peninsula Art Walk period, and that she advertises that visits are by appointment only with the exception of occasional random visitors. If a person happens to walk in, then they can have an immediate appointment. By a 5-0 vote, the motion carried.

JD Miller Construction LLC**Chuck Campbell**

Good evening. The project that I'm here for is for David Miller. Currently he has his construction office in a small building next to his house and he has purchased what used to be in the former Coastal Trap Building which is two lots down and abuts his property. He wants to turn that into his construction office. The second floor used to be the office for Coastal Trap, and he wants to rent that out to a candlemaker. He's not doing any construction to the building. He is not changing the existing parking lot for Coastal Trap. He's not changing the driveway. He's really not changing anything other than he wants to move his office to the first floor of this building. And again, he wants to rent out the second floor to a candlemaker.

Cogger

It looks like lot 65 that we are talking about.

Chuck Campbell

Yes, the lot this building is on is lot 65 but David also owns lot 64 and lot 68.

Cogger

What about 66?

Veronica Hallowell

I live at 66.

Cogger

I'm wondering about what the abutting neighbor, if they have been notified.

Veronica Hallowell

We have lots of different ideas about what's going on and I had some concerns.

Hewlett

Does he use the right of way to get to that lot? We would love to see a big drawing.

Chuck Campbell

Well, you should have received a copy of this.

Chuck Campbell

When this lot was created, it was created with a right of way. But when they put the driveway in, they didn't keep it in the right of way. It's over on the piece of property that David owns. So that's why if you look at where the driveway is, it straddles the property line.

Cogger

And near Ron's property there.

Veronica Hallowell

I have a deed for the right of way, legally documented through the town and the courts and I have contacted the lawyer because David came over and said he owned half, not all of it. He tried to say that a little point came out. So, I'm looking to have it surveyed. I'm waiting to hear from my lawyer. As of now I have a legal deed.

Cogger

So, it's a shared right of way?

Veronica Hallowell

He has all rights to use it because it's the only access now for him to get to that property but only that property to my knowledge. He's talking about bringing in logging trucks which I don't mind. It is a different map. And as of now, the right of way is legally documented; we own it.

Hewlett

Then do you use that entrance for your property?

Veronica Hallowell

We use both; there's a turn around.

Cogger

So that's not really your driveway from 131?

Veronica Hallowell

The right of way?

Cogger

Yes.

Veronica Hallowell

I own that right of way.

Chuck Campbell

But you also have another driveway off of (inaudible).

Hewlett

And the building is 14' 2" from the property line?

Chuck Campbell

Yes.

Hewlett

But it's existing?

Chuck Campbell

It is there right now.

Hewlett

So, it's grandfathered. Looking at the picture, it looks like there are a lot of trees. So, there's a buffer between the two properties?

Chuck Campbell

Somewhat.

Hewlett

Maybe not as much as it looks.

Veronica Hallowell

There are quite a few cedar trees that pretty much line the property. I think that they put in a (inaudible) when they originally separated it. It used to be one property, when they separated it. I think they put the cedars there.

Chuck Campbell

I should have included this in the package. It's just a Google Earth Image. That's the building right there.

Veronica Hallowell

it's still pretty open.

Hewlett

Do you own the property between JD Miller Construction where he currently lives and where this new property is going to be? Is that you in the middle?

Veronica Hallowell

I don't know what color it is on this Google Map. I'm the big house. So, there's Coastal Trap then my house, the white house, and (inaudible) There is another house between his original (inaudible) and mine.

Chuck Campbell

You own Lot 66 and Lot 67 belongs to John Bielenberg.

Jordan

(inaudible)

Terry Brackett

David also owns the property at the rear of this map.

Chuck Campbell

Right. I think that's a lot 64.

Jordan

The office is sort of a shop too, right? That's not something open to the public?

Chuck Campbell

No.

Brown

The candle making isn't going to be a retail location, is it? They are just going to make them there and not sell them there, correct?

Chuck Campbell

I'm assuming she's not going to have a store there. I'm assuming she's just making them there.

Hewlett

Right. So, it's not a retail operation. There is not going to be more traffic?

Chuck Campbell

That's my understanding.

Hewlett

Does she need a sprinkler fire sprinkler system for the candle making?

Terry Brackett

I would think not.

Chuck Campbell

I don't think so.

Hewlett

Do we think it requires a commercial sprinkler system because of the candles.

Cogger

If she starts a business, is that a separate application?

Jordan

I think this application includes permission for candle making.

Van Thompson

How do you heat the wax? Can I add about the candle making? Candle making entails dipping into hot wax baths? You don't you don't have any flames around. It's repeated dipping and so forth; pouring into molds but it's all with heated wax. In a heater, it's just the way you heat water in an electric bath.

Jordan

How much room to park is there?

Chuck Campbell

It's a space that is roughly 60' by 60'.

Jordan

So parking is in the area behind the building?

Chuck Campbell

Yes, it's in the area behind the building.

Jordan

It looks like it's a pretty heavily wooded area.

Chuck Campbell

It's fairly heavily wooded.

Veronica Hallowell

We cut down a big maple tree so now it is very exposed. Our yards are almost one now.

Jordan

Well, I'm just wondering how many parking spaces there are. How many people are working there.

Chuck Campbell

David is. He has a secretary that comes in two half days a week and that's it right now.

Terry Brackett

The septic plan is based on four employees. He just had a septic system put in for 100+ gallons a day (inaudible)

Jordan

For the most part, it's just going to be him, his secretary, a candlemaker and a visitor. So, there's room to park four or five cars?

Hewlett

We don't have a parking schematic.

Veronica Hallowell

He can probably get six in comfortably. I don't know where the well is.

Terry Brackett

The loading platform is 10' x 10'. You could get a small car. You could get a lot of (inaudible).

Jordan

What do you think about a site visit? There's no changes to the building.

Moskowitz

How different is this from the shack application.

Brown

Not much.

Hewlett

That's what I'm thinking. There is no exterior construction plan.

Cogger

Are there issues with proximity to the neighbors? I don't know if we need to do a site visit but it's too close.

Chuck Campbell

But if it's too close, what are we going to do, tell them to move the building?

Cogger

No but maybe the road access would have to change. I don't know. I'm just concerned about the neighbor.

Hewlett

They could change the gravel driveway, but it's an existing structure that's grandfathered or the side setback.

Chuck Campbell

And the gravel driveway is partially in the right of way and partially on David's property.

Veronica Hallowell

Right. But according to my deed, and lawyer, it's otherwise so there's a big debate. He threatened to cut my trees down, my maples, if he couldn't get his trucks through there. So, after that is when we had a problem. I legally own this deed. I own the road. There's a big debate there.

Hewlett

So, this was a conflict between your deed and David's?

Veronica Hallowell

Yes, and he made the threat that he could cut my trees down. We got along great until he made that threat. I was frustrated. He wanted to put four units in there originally is what he told us. He put in four meters; but only hooked up two.

Hewlett

Well, that was going to be my next question. Why did they put four meters on the building?

Veronica Hallowell

That was the original plan, but he's changed this. But he already started with four meters. So, I don't mind; I'm just hoping that four meters don't end up going in eventually. I have concerns about the fact that it got started before he put in an application. What he told us he was doing and then the threats with our trees. I just want to make sure. (Inaudible)

Hewlett

This is the same applicant that owns the property at the corner of 73 and 131 that is currently for sale.

Terry Brackett

I've got a question. This property is .96 acres according to the tax records. Less than an acre. Putting that second business in that building, looking at the ordinances I don't see that he can't do that without having more property.

Jordan

Where is that ordinance?

Terry Brackett

I can't find that (inaudible)

Jordan

For residential, you do.

Terry Brackett

This is less than an acre.

Hewlett

Well, this would not be considered residential. It is commercial property, office space/workshop.

Terry Brackett

When it was brought to me originally, I didn't really know what was going on, so I looked at it as a dwelling unit.

Hewlett

So, they understand that you cannot sleep in this building. It's not a dwelling unit. The candle maker can't decide to live there. It's a nonconforming use and nonconforming in regard to acreage also as it doesn't meet our minimum lot size. He owns almost all the property around it but not all of it.

Jordan

I would just like to make one change in the application and that's to identify the applicant. Either Mr. Miller or Miller Construction. You are not the applicant.

Chuck Campbell

Well, it depends on how you look at it.

Jordan

The way I look at it is the applicant is the person that wants to build on or use the property.

Chuck Campbell

It is not uncommon for me to be listed as the applicant as I'm the one sitting here before you. He is the owner.

Briggs

Does he own it or his corporation?

Chuck Campbell

That's a good question. I don't know. I believe his corporation owns it. But I don't know that for a fact. Yes, it is J.D. Miller Properties.

Terry Brackett

(inaudible)

Jordan

The owner of the property is J.D. Miller Properties LLC.

Hewlett

We were talking about going to a site visit.

Jordan

I don't feel strongly about it either way; the building is what it is. It's nonconforming use.

Hewlett

It is not going to have a lot of traffic.

Jordan

There are no changes to be made. It sounds like the parking situation is under control. What do others think?

Brown

I agree.

Hewlett

I would agree. It's an existing structure. It's been there for years.

Cogger

(inaudible) I'm just concerned about the layout and where the parking is. Would it help Anne Cogger if we updated this drawing to show where the parking places are.

Chuck Campbell

This is a gravel parking lot. You're not going to go out and paint lines.

Cogger

It would be good to have the lines on the map.

Hewlett

Just on the drawing. It would be hard to tell by looking at this drawing where they are going to park Do you have an idea of where they're parking?

Chuck Campbell

I'm going to assume they're going to park right here in front of the building. I'm assuming they're not going to park on the back side of the parking lot. Most people, not me, but most people like to park as close to the door as possible.

Jordan

The door is in back isn't it.

Chuck Campbell

Yes. The door is at the back and the parking is at the back. So, you can look at photographs. There are no doors on the front side.

Hewlett

So, this is the back side?

Chuck Campbell

Yes.

Hewlett

We're getting better idea of this. So, this turns out to be the backside of the building. That is where the entry is.

Veronica Hallowell

There is a side entrance that is on the property line as well. Well on the property line side. There is another door.

Hewlett

Is that for the second-floor unit?

Veronica Hallowell

You can walk in and go up the stairs or there's also stairs in the first picture. There's two ways to go upstairs.

Hewlett

This, I'm assuming is the shared right of way.

Chuck Campbell

Yes. Right.

Hewlett

It would help us to see what we're looking at.

Chuck Campbell

I realize that

Hewlett

So, these stairs wrap around to the side?

Chuck Campbell

No, they just go down the front or the back whichever. They basically end at the edge of the building.

Hewlett

Okay.

Veronica Hallowell

The other stairs, there's a door. The side door entrance. You can't see it on the pictures, when you open that door, there is another (sic).

Briggs

Look on the side towards your property. There is another door, and it says stairs to the second story.

Veronica Hallowell

There is a light there that shines on my backyard. It is sometimes on a timer but once in a while it's stuck on.

Hewlett

So which door is the tenant on the second floor going to be using?

Chuck Campbell

I can't answer that. I wasn't aware there was a second set of stairs.

Veronica Hallowell

The stairs are inside; if you open the door, there are stairs, another entrance.

Briggs

Well, they could park close to that door.

Veronica Hallowell

I don't think they could, they still might have to go out back.

Chuck Campbell

They are going to park out back, not on the side.

Veronica Hallowell

So, my only concern is if he's going to have more traffic. Where he is parking is literally abutting my backyard. We are very close. There is earthwork now and I see them kind of going back there. They're doing pretty good, but I keep looking, thinking they're digging up on my side. Everything is right there in the backyard. We're down there a lot, it is where my summer chicken coop and my garden are. My kids won't go outside anymore when he's around because it just makes them very uncomfortable. I'm worried about what's actually going to happen. How it's going to affect my family, my kids. So, is there a headlight buffer? We don't have a parking schematic, if he started parking his vehicles facing your property. He has outside lighting, he has cameras. He's got all kinds of stuff facing my backyard. I don't feel comfortable if I go down in the morning in my pajamas. I feel like I'm being watched. There's a post. I don't know if you can see it in the pictures with the door. He can angle that in other directions if he wants to. I just feel like watching us. Maybe he's not but there's other places he can angle his cameras towards the building and not towards my backyard. There's no buffer at all. There, whatever trees on his side as well. So, it's really opened it up dramatically.

Brown

So, the Google picture that shows all those trees, are all those trees still there.

Veronica Hallowell

Can I get closer? I can't see that far. So, these are the oak trees, the ones he threatened to cut down. These are the cedars. He cut that one down which is what dramatically opened up the backyard. These are very thin now; they're not as full. So, you can see.

Veronica Hallowell

Yes. This is my house. He cut all this here which is clearly on my property. (inaudible) You know there is nothing as offensive as it is now in the lights and the cameras in my backyard as they're exposed.

Hewlett

I think after hearing the concerns that we should have a site visit. I would like the applicant to show where the lighting is on the application because we are going to need to down shield it here. Could you add that to your drawing.

Chuck Campbell

It's in here. I addressed the lighting in here; any new lighting will be shielded with downlights.

Hewlett

It would also be existing lighting. That apparently is not listed. I would also like a parking schematic, and it can be done right on this drawing.

Chuck Campbell

We can throw some lines on.

Hewlett

Yeah, we just need to know what the plan is.

Chuck Campbell

That's fine. We typically don't when it is gravel because you're not going to have spaces. Somebody isn't going to come out and say it shows lines here and there aren't any lines. That's why we typically don't with gravel.

Hewlett

I understand. And the volume of cars. However, if there's an issue with headlights, then we would not want the parking to be directly into a neighbor's property. Because we would need a buffer. If you look at all of our past applications, we are very interested in headlights.

Jordan

Do you have a date for a site visit?

Terry Brackett

Any time after September 8th.

Jordan

How would Friday September 9th be?

Chuck Campbell

As long as you don't want me there. I'm not going to be here that week.

Hewlett

Can the applicant be here?

Terry Brackett

It could be anytime next week because the Planning Board meeting won't be until a week after that.

Jordan

The Planning Board meeting is on the 13th. How about September September 12th at 5 pm

Terry Brackett

Is that just a site visit, or will this be a public hearing also?

Jordan

Yes, I guess we should do a public hearing on that. On Tuesday, September 13th. Any other business before we adjourn?

Hewlett

A motion was made by Brown, seconded by Hewlett, to adjourn. By a 5-0 vote, the motion carried, and the meeting adjourned at 8:40p.m.

Respectfully submitted,

Tammy Taylor
Recording Secretary