

St. George Planning Board Meeting
7PM at Town Office and via Zoom
November 10, 2022
Minutes

The Planning Board meeting was called to order at 7:02pm. Planning Board Members present were Chair Anne Cox, Anne Cogger, Richard Moskowitz, Michael B. Jordan, Jane Brown, Mary K. Hewlett. Also present was CEO Terry Brackett.

Present via Zoom were Alan Blumenreich, Veronika Carlson, and Adele Welch.

Quorum:

A quorum was present.

Conflict of Interest:

There were no conflicts of interest.

Adjustments to Agenda:

1. Discussion regarding the next Planning Board meeting
2. Discussion regarding the Sea Farm

Review of the Minutes:

Jordan moved to approve the October 25, 2022 Planning Board meeting minutes as corrected, seconded by Cogger and by unanimous vote, the minutes were approved.

Public Comments:

There were no public comments.

Building Permits:

Nickolas Dicke at 61 Haskell Point Road in Tenants Harbor, Map 219, Lot 76

Neither the applicant nor their representatives were present for discussion and therefore the matter will be rescheduled.

Alan Blumenreich – 215 Otis Point Road in St. George, Map 217, Lot 43

Alan Blumenreich

My Name is Alan Blumenreich. I was contacted by Ruthie and David Crayner to do some work on their house. They requested replacement of four existing windows and one door. The house is in the buffer zone. The door will be the same size as the existing door. The window on the rear side of the house will be the same size but the three small windows in the front of the house are in bedrooms, so they will be made larger to meet the egress code.

Chair Cox

That seems straightforward. Terry, it seems you have done some work filling in the front page of the application.

Terry Brackett

Yes. There is no footprint change.

Chair Cox

It requires an application because it is over \$10,000 of work and it is in the Buffer Zone. We have the application. We have pictures. Do we have enough information to deem it complete?

On a motion by Cogger, seconded by Brown, the Board accepted the application as complete, and by unanimous vote, the motion carried.

On a motion by Cogger, seconded by Brown, the Board approved the application as it will improve the property and make it safer, and by a unanimous vote, the motion carried.

Seaside Inn – Port Clyde, 5 Cold Storage Rd., Map 102, Lot 076

Veronika Carlson

We submitted an application for the Seaside Inn located in Port Clyde. It is for replacing all windows on the inn, painting the exterior and interior, and remodeling all ten bathrooms. The upgrades that we will make to the bathrooms are mostly for safety issues. They are old clawfoot tubs and we are going to make some showers; it is more of an egress issue so that guests will be able to get in and out safer. We are also going to be looking at the exterior decks to make sure that those are safe and replacing any rotten wood such as railings. And then on the

backside of the building, there's a concrete decking that we're going to be covering with ipe for aesthetic purposes. We will be reroofing as well.

Chair Cox

It looks like the only structural change is one bathroom, changing the opening so it is opening, not into a hall, but into a bedroom.

Veronika Carlson

That's correct.

Cogger

Are they changing any windows into doors?

Veronika Carlson

If the application reflects two windows switching to doors, you can cross that off. We chose not to do that. I'm sorry. I thought the application was changed before it was turned in. We chose not to do it as that would trigger additional fire marshal permits. We're going to push that to the Summer.

Chair Cox

It is not in your project description, but it is noted on some of your pictures, so we will pull out photos ten and eleven.

Jordan

Is this in the Shoreland Zone? I know it is across the street from the Port Clyde General Store. Is it within 250 feet?

Terry Brackett

Yes, I noted that it is in the Shoreland Zone on the site plan review.

Chair Cox

It is Limited Commercial. Where it says Shoreland Zoning District, cross that off.

Hewlett

Are you installing grab bars in those showers?

Veronika Carlson

No, there are no grab bars.

Chair Cox

I'm assuming you are doing this according to what is required by code.

Veronika Carlson

That's correct. However, the building is not ADA.

On a motion by Jordan, seconded by Hewlett, the Board found, by unanimous vote, the application for the Seaside Inn accepted as complete, and the motion carried.

Chair Cox

It is a commercial activity, so that triggers the site plan review. I'm wondering if we can do some grouping of our standards.

Jordan

I would suggest we could group paragraph 1 through 16 as there is no change in the footprint or any exterior work. The project will have no effect on the landscape. It will not change the relationship of the buildings to the environment. It will not change vehicular access, parking or pedestrian circulation. It will have no effect on surface water drainage or utility usage. No new signs are proposed. Nothing is changing that would require screening storage areas. No changes are proposed to the exterior lighting. Nothing would affect emergency vehicle access, municipal services, water and air pollution or the water supply. It would not cause soil erosion or result in additional sewage waste. There are no hazardous materials.

Cogger

How do we know there is no hazardous waste being removed?

Moskowitz

Is there asbestos in the walls or insulation?

Veronika Carlson

There has been no asbestos found in the buildings and they are not insulated.

On a motion by Jordan, seconded by Hewlett, the Board found that as there are no changes to the footprint of the building and no other significant changes, Paragraphs 1 – 16 of the Performance Standards have been met, and by unanimous vote, the motion carried.

Jordan

Paragraph 17, Financial Capacity, has been met because they can afford to do it.

Hewlett

Can you afford it, Veronica?

Veronika Carlson

Yes, there is funding.

On a motion by Hewlett, seconded by Jordan, the Board found that the applicant has the funding to complete the project, and therefore Paragraph 17 of the Performance Standards regarding financial and technical capacity has been met, and by a unanimous vote, the motion carried.

On a motion by Jordan, seconded by Hewlett, the Board found that the project will not affect the nearby water and therefore Paragraph 18 of the Performance Standards regarding the Shoreland Zone has been met, and by a unanimous vote, the motion carried.

On a motion by Jordan, seconded by Brown, the Board found that paragraph 19 of the Performance Standards regarding floodplains does not apply as the property is not in a floodplain, and by a unanimous vote, the motion carried.

On a motion by Jordan, seconded by Cogger, the Board found that Paragraph 20 of the Performance Standards regarding lot standards does not apply as there is no change to the building's footprint, and by a unanimous vote, the motion carried.

On a motion by Cogger, seconded by Brown, the Board approved the application for the Seaside Inn, and by a unanimous vote, the motion carried.

Port Clyde General Store – 2, 4 and 6 Cold Storage Road, Map 102, Lot 86 and 87

Veronika Carlson

At the Port Clyde general store, we are replacing the roofing with the same type of shingle, but it will be installed with better fasteners. The work will be done by Green Leaf Roofing. On the back of the building, we're going to be removing the clapboards, replacing those and the trim. We are also going to be repainting the Port Clyde General Store and replacing all the windows in the annex building. The paint color is the same for the Port Clyde store and for the Seaside Inn; I'm hoping to change the annex building color.

Chair Cox

Do we need any more information on the application besides the description and the photographs?

Hewlett

Will the exterior lighting be the same?

Veronika Carlson

Yes, none of that is changing. There are two exterior lights in the back of the building but they're not changing.

Jordan

Will there be any new signs?

Veronika Carlson

No new signs.

On a motion by Jordan, seconded by Cogger, the Board accepted the application for the Port Clyde General Store accepted as complete, and by a unanimous vote, the motion carried.

On a motion by Jordan, seconded by Cogger, the Board approved the application because the conclusions are the same as for the Seaside Inn, and the Performance Standards for the Port Clyde General Store have been met, and by a unanimous vote, the motion carried.

Other Business

Next Meeting

Our next meeting is scheduled for Tuesday, November 22, 2022, but unless we have anything pressing, we could postpone it until December 13, 2022. The only thing I have that might come up is Ken Oelberger and the Conservation Commission. They have been looking at the Jones Brook issue and are having a meeting to discuss it on the 15th of this month and a site walk on the 20th. I had advised Ken that he might meet with us on the November 22, but he wasn't ready to commit to that and I think we have to let Justin Long know. I suggest that we move the Conservation Commission's report to the first meeting in December.

Terry Brackett

Gartley and Dorsky got back to me, and they are ready to do the Raney pier. I can't see that being done before next summer.

Sea Farm

Chair Cox

Terry, you had something to report about the Sea Farm.

Terry Brackett

Yes. Several sources have come to me with concerns regarding the Sea Farm being sold and becoming a residential property. I spoke with Joe Labranch yesterday regarding these rumors as he has been involved with the property since its inception and started playing a larger role after John passed away. I specifically asked Joe if the property was for sale, and he replied that John's widow wanted to continue the building project after John's passing to honor John, but she realized that she does not have the resources to run the Sea Farm. She is seeking a buyer for the property and had discussions with a renowned oyster farmer regarding sale of the property, but there has been no agreement at this point. Joe and I discussed the zoning of the property as it stands now and the fact that whatever goes into the building needs to fit the criteria for a Commercial Fishing Marine Activities Zone. We also discussed what will need to happen if the use changes from oyster farming to some other use that fits the CFMA zone. Not knowing the particulars at this point, I advised it would probably have to go to the Planning Board. Joe said that he basically agreed with that; he was just asking me to test the waters to see what I would say. The property cannot become a residential property zoned CFMA. If there was a proposal to change it to marine residential or limited commercial, the change of use of residential or commercial would not be allowed, as the whole property is within the buffer zone, and you cannot construct new structures in the buffer zone. It needs to stay as commercial fishing marine activity.

Cogger

We gave them a permit to do that. My understanding was it would be commercial downstairs and they had a couple of bedrooms for workers to live in upstairs.

Terry Brackett

There is no upstairs. There are a couple of bedrooms for workers ancillary to the use of the building.

Cogger

When the building is complete, it is not going to be a residential building.

Chair Cox

Correct, or they would be in violation if they started putting in lots of bedrooms and making it look like a house.

Brown

Or let somebody live there without it being commercial.

Chair Cox

Right. It cannot be a residence without the fishery happening.

Cogger

It is interesting they can finish the building and not be able to afford to do the rest of it.

Terry Brackett

I think they can afford to do it. It's just that she doesn't have the resources as far as the knowledge or manpower to run the farm.

On a motion by Cogger, seconded by Brown, the Board decided by a unanimous vote to adjourn the meeting and at 7:36p.m. the meeting was adjourned.

Respectfully submitted,

Tammy Taylor
Recording Secretary
Town of St. George, Maine