

St. George Public Planning Board Meeting
7:01PM at Town Office and via Zoom
October 10, 2023,
Minutes

The Planning Board meeting was called to order at 7:01 pm. Planning Board Members present were Chair Anne Cox, Anne Cogger, Richard Moskowitz, Michael B. Jordan, Jane Brown, Alison Briggs and Elaine Taylor. Also present in person were CEO Terry Brackett, Wendy Carr and Alyssa Pulver.

Quorum:

A quorum was present.

Conflicts of Interest:

There were no conflicts of interest.

Adjustments to the Agenda

The minutes for the October 2, 2023 Site Visit at 175 Island Ave. was added to the agenda.

Minutes

Cogger moved to approve the September 26, 2023 Planning Board Meeting Minutes, as corrected, seconded by Brown, and by a unanimous vote, the minutes were approved.

Jordan moved to approve the October 2, 2023 Site Visit at 175 Island Ave. Minutes, as written, seconded by Moskowitz, and by a unanimous vote, the minutes were approved.

Public Comment

There were no public comments.

Building Permit - Construct a 5' x 50' Aluminum Pier, 3' x 45' Aluminum Gangway and 12' x 20' Wooden Float with Skids, 175 Island Avenue, Map 230 – Lot 077

Chair Cox

This is the application we have looked at already. Do you have anything else you would like to add?

Alyssa Pulver

No. It is pretty straight forward. It is a pier with a seasonal gangway and float in the location that we saw on site.

Chair Cox

It's a 5' by 50' pier, a 3' by 45' aluminum gangway and 12' by 20' float with skids underneath it. Do we need any more information or does anyone have questions?

Jordan

Was a Flood Plain Hazard Development Application filed for this.

Terry Brackett

Yes

Alyssa Pulver

It's included in there. Yes.

Chair Cox

Any other questions as we decide whether or not this is a complete application.

On a motion by Brown, seconded by Cogger, the Board found, by a unanimous vote, that the application was complete, and the motion carried.

15C of the Shoreland Zoning Ordinance, Piers, Docks, Wharfs Bridges

The Board made the following findings of fact:

1. **No more than one pier, dock or wharf is allowed on a single lot.** On a motion by Jordan, seconded by Cogger, the Board found by a unanimous vote that only one pier is proposed.
2. **Access from shore shall be developed on soils appropriate for such use and constructed so as to control erosion.** On a motion made by Jordan, seconded by Brown, the Board found by a unanimous vote that the work will be done entirely from barge and land portion of the pier sits on rock.
3. **The location shall not interfere with existing developed or natural beach areas.** On a motion made by Moskowitz, seconded by Jordan, the Board found by a unanimous vote that the standard is not applicable.
4. **The facility shall be located so as to minimize adverse effects on fisheries.** On a motion made by Jordan, seconded by Cogger, the Board found by a unanimous vote that the Harbormaster has

approved the project and the Department of Marine Resources advised there are no problems and therefore found minimal adverse effects regarding nearby fisheries.

5. **The facility shall be no larger in dimension than necessary to carry on the activity and be consistent with the surrounding character and uses of the area. A temporary pier, dock or wharf in non-tidal waters shall not be wider than six feet for non-commercial uses.** On a motion made by Jordan, seconded by Moskowitz, the Board found by a unanimous vote that based on the attestation of the applicant the structure is no bigger than necessary, is consistent with the surrounding areas as there is a pier right around the corner, and does not have to meet the six feet width requirement as it is in 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 Jordan, seconded by Moskowitz, the Board found by a unanimous vote that no structures exist, and no new structures are proposed.
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 Cogger, seconded by Jordan, the Board found by a unanimous vote that the standard is not applicable as the pier is in tidal water.
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 Jordan, seconded by Moskowitz, the Board found by a unanimous vote that no such structures exist, and no new structures are proposed.
9. **Except in the General Development Districts and Commercial Fisheries/Maritime 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 Jordan, seconded by Moskowitz, the Board found by a unanimous vote that no such structures exist, and no new structures are proposed.
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 Brown, seconded

by Moskowitz, the Board found by a unanimous vote that any vegetation to be removed is exceedingly minimal.

On a motion by Jordan, seconded by Moskowitz, based on the foregoing findings of fact, the Planning Board found by a unanimous vote that each of the requirements of section 15C of the Shoreland Zoning Ordinance either has been satisfied or is not applicable and therefore the application was approved.

Adjournment

On a motion by Cogger, seconded by Moskowitz, the Board decided by a unanimous vote to adjourn the meeting and at 7:18 p.m. the meeting was adjourned.

Respectfully submitted,

Tammy Taylor
Recording Secretary
Town of St. George, Maine