

**St. George Planning Board Meeting
February 27, 2018 - 7 p.m.**

The Planning Board meeting was called to order at 7:00 p.m. Members present were: Anne Cox, Chair; Jane Brown, Brendan Chase, Mary K. Hewlett, and Michael Jordan. Also present: Terry Brackett, CEO Brackett, Richard Bates, Justin Long, Wendy Carr, and Will Gartley.

Quorum: A quorum was present.

Conflict of Interest: None.

Adjustments to Agenda: Cable Ordinance Amendment Review was removed from the agenda.

Review of the Minutes:

Planning Board Meeting – February 13, 2018 - The minutes were amended as follows:

Page 2, paragraph 8, line 1, correct to, ...was the outline of the first **floor** and Campbell said...

Page 4, paragraph 6, line, 3, change to read, ... the house will not be **any** closer to the side...

Page 4, paragraph 6, line 4, change to read, ...from the water, the proposed **addition** would be **no closer than the shed being removed and** father from the water than **most of** the existing house.

Page 2, paragraph 9, line 3, insert sentence after ...enhance the property. **All Board members were familiar with the property.**

Page 7, #18, line 1, correct to read...standard **is not applicable**, 5-0. Delete wording: **There is no change.**

A motion was made by Jordan, seconded by Brown to accept the minutes of February 13, 2018, as amended. The vote was 5-0.

Public Comments: Wendy Carr asked which ordinance would be reviewed at the meeting. Chair Cox said the Board had not received the proposed cable ordinance back from Attorney Kelly, as he had not finished reviewing. The item would be removed from tonight's agenda.

Subdivision Application:

a. Long Property Management, LLC – 162 Seal Harbor Road, Map 232, Lot 019

CEO Brackett reported that he had talked with the Town Manager/Road Commissioner Tim Polky and Fire Chief Mike Smith regarding the turning radius and the proposed subdivision road. Brackett said they both were okay with the way the plan was drawn. Brackett, Polky and Smith would prefer to keep the area grassed and to make provisions for it to be plowed in the winter in order to maintain the radius. Brackett said the fire truck is about 33' long, and Polky felt the fire truck would not have to go off the pavement and could make that corner on the pavement.

Gartley said **they** mentioned they wanted a little bigger turnaround at the very end. Gartley brought a few copies of the finalized road plan with notes on it. He said they had lengthened the turnaround dimensions. Gartley said, at the end, he dimensioned it at 55 feet and the turnaround part was 50 feet. Chair Cox asked what it had been. Gartley said both had been lengthened by 5 feet, and this would give a little more room and a larger radius. Gartley brought the mylar. He said they added a note on the right-hand side, above the signature block. He said the note was regarding floodplain information and should be on all subdivision plans. The second note added was "grassed and graveled shoulders at intersection of Seal Harbor Road and Jones Brook Road shall be maintained to provide access for emergency and service vehicles." Gartley said the plan will be recorded with the notations, and that way it is permanently enforceable. Hewlett said perfect. Gartley said he added the same note on the road construction plan – "grass and graveled shoulders shall be maintained for emergency and service vehicle access." Chair Cox thought that was a good solution and to have it recorded.

The Planning Board began the General Performance Standards Review, page 6, under Section IV of the Subdivision Ordinance.

General Performance Standards:

A. Conformance with Comprehensive Plan: On a motion by Hewlett, seconded by Brown, standard has been met 5-0. The St. George Comprehensive Plan asks that we do find affordable housing for people and the subdivision will provide that.

B. Preservation of Natural and Historic Features: On a motion by Chase, seconded by Jordan, standard has been met 5-0. There are no known historic sites near the proposed subdivision. The applicant's plan will observe the aesthetic value of the property and will work to preserve one-third of the wetlands and resource protection zone.

C. Land Not Suitable for Development (1 through 7): On a motion by Hewlett, seconded by Brown, standard has been met, 5-0. The lot sizes will conform with town ordinances pertaining to the Resource Protection Land and road right-of-ways, based on the lot information presented on V-2, the Gartley & Dorsky survey, dated February 23, 2018.

D. Lots (1 through 6): On a motion by Chase, seconded by Jordan, standard has been met 5-0. Each lot will meet the minimum road frontage of 100' and each lot will be 387' deep.

E. Preservation of Natural Drainage Ways:

1. General Provisions (1a through c): Provisions for proper drainage systems, surface water run-off.

On a motion by Hewlett, seconded by Brown, standard has been met 5-0. The V-2 plan design indicates three culverts and Jones Brook will be able to absorb any runoff and Best Management Practices will be observed when constructing the road. The proposed standards are in line with the town's requirements.

2. Storm Water Management Design Standards (a. through g.) were reviewed by the Board. Gartley stated all pipes have been labeled on the plan as 15 inches. Adequate disposal of all storm water has been addressed. The pipe size is fifteen inches and is labeled on plan. There are no catch basins. Gartley stated there is riprap at outfalls to maintain any soil erosion. Storm water management: Gartley stated the lots are mostly level and flat and water to drain into wetlands. Gartley noted this is a Resource Protected Area, down sloped, and will not be developed.

F. Utilities: The Planning Board shall encourage all utilities to be installed underground but shall not require that utilities be installed underground. On a motion by Jordan, seconded by Hewlett, standard has been met 5-0. The Planning Board encourages the applicant to install underground utilities. Underground utilities are included on the C-1 plan, are being considered by the applicant, but installation will depend upon the cost.

G. Monuments: On a motion by Chase, seconded by Hewlett, standard has been met 5-0. All proposed monuments are referenced on the final on the plan and are all corners will be marked with an iron rod.

H. Roads - Construction, Names, Signs

Section H, (1 through 6) and related articles were reviewed by the Board.

1. General Requirements; 2. Road Design Standards; 3. Road Construction Standards;
4. Cleanup; 5. Certification of Construction; 6. Road Names and Signs.

On a motion by Jordan, seconded by Brown, standard has been met 5-0. Subsection H. has been satisfied on the basis discussed, with the exception of the 200' center line radius requirement in subsection D. The road names will be Jones Brook Road and Caleb's way.

A motion was made by Jordan, seconded by Hewlett, to waive, pursuant under Section IX, B. to waive the requirement of the 200' radius at the entrance of Jones Brook Road, and permit it to be constructed as shown on Final Site Plan with grass on either side of the paved road component, subject to the condition that arrangements are made to get the grass component of the entryway plowed for snow, so as to permit emergency vehicles to make the turn into the road. In doing so, the Planning Board has given consideration to the public health, safety, and welfare, particularly the public safety aspects, making sure a fire truck is able to access the road. A waiver has been approved on the basis of advice from the Town Manager, the Road Commissioner and the Fire Chief that the proposal will work in terms of getting the fire truck up the road. The vote was 5-0. Motion carried.

I. Sidewalks and Curbs: On a motion by Hewlett, seconded by Chase, standard is not applicable, 5-0. There are no sidewalks or curbs planned for the subdivision.

J. Parking (1a through 3c) Lot design, off shore islands, off street parking: On a motion by Hewlett, seconded by Brown standard is not applicable 5-0. Each lot has a driveway access.

K. Required Improvements at Developer's Cost: On a motion by Chase, seconded by Jordan, standard has been met, 5-0. The applicant will install all required improvements at his expense.

L. Clustered Subdivision Development: pages 13 -16: All Sections and subsections under 1-4, are not applicable. On a motion by Hewlett, seconded by Brown, standard is not applicable as this is not a cluster subdivision.

M. Fire Protection Water Supply (1-3) Purpose, Applicability, Standards and all articles reviewed by the Planning Board.

Gartley stated dry hydrants have been designed to meet the standards. Gartley & Dorsky provided cross sections of the fire pond showing details for the dry hydrant. Gartley said it is 120,000 gallons and will supply the first flow requirements of 500 gallons per minute for the duration of two hours, with the additional amount being a safety margin for dry weather. The water storage level shall be maintained at all times.

A rain fed fire pond will be available.

On a motion by Hewlett, seconded by Brown, standard has been met 5-0. Based on the detail designs submitted by Gartley & Dorsky, there will be adequate water supply available, including a rain fed fire pond and dry hydrants for fire protection for **this** residential subdivision.

4. Easement Deed. The developer shall, prior to final subdivision approval, provide an executed dry hydrant easement deed to the Town. On a motion by Hewlett, seconded by Brown, standard has been met 5-0. The easement deed will be executed, in a timely manner, once the proposed plans have been approved.

Subsection H: 5. Plan; 6. Inspection; 7. Requirement Compliance were reviewed.

Chair Cox reviewed Section VII, Subsection C. Final Plan Approval and Filing, 1- 3 and 3a-3e of the Subdivision Ordinance:

Chair Cox noted there was no default on any plan. The findings of fact have been done and will need to be voted on. No variances were granted. No amendments were made. The applicant did not ask that

the plan be divided into two or more sections. No changes, erasures, etc., shall be made in any Final Plan after approval. The approval by the Planning Board of a subdivision plan shall not be deemed to constitute or be evidence of any acceptance by the Town of St. George of any road.

Section VIII: Performance Guarantees:

C. Conditional Agreements: On a motion by Hewlett, seconded by Chase, it was voted 5-0, based on discussions with the applicant, to accept a conditional agreement in lieu of a performance guarantee for the Jones Brook Subdivision, 162 Seal Harbor Road.

CEO Brackett told the Board that it would be Long's responsibility to write a conditional agreement as outlined on page 27, in Section VIII, Subsection C, Conditional Agreements. The agreement would need to be signed and notarized.

On a motion by Brown, seconded by Jordan, it was voted 5-0 to approve the Long Property Management, LLC Subdivision, 162 Seal Harbor Road subject to providing an executed dry hydrant easement deed to the Town, in 30 days **or a reasonable amount of time**, before road construction starts.

The mylar was signed on February 27, 2018 by the St. George Planning Board for the Long Property Management, LLC Subdivision.

There was no further business to come before the Board. On a motion by Chase, seconded by Jordan, the meeting adjourned at 8:30 p.m.

Directly after the meeting, CEO Brackett held a question and answer workshop to review the Planning Board Notebook. The workshop ended at 9 p.m.

Respectfully submitted,

Marguerite R. Wilson
Planning Board Recording Secretary