

**St. George Planning Board  
St. George Town Office  
July 10, 2018 - 7 p.m.**

The Planning Board meeting was called to order at 7:00 p.m. Members present were: Anne Cox, Chair; Brendan Chase, Ray Emerson and Michael Jordan. Also present: CEO Terry Brackett, Richard Bates and Veronika Carlson. Absent were Jane Brown and Mary K. Hewlett

**Quorum:** Ray Emerson was elevated to voting status. A quorum was present.

**Conflict of Interest:** None

**Adjustments to Agenda:** None

**Review of the Minutes:**

**Planning Board Meeting** – June 26, 2018 – The minutes were amended as follows:  
Page 5, last paragraph, line 2, correct vote to **5-0**.

A motion was made by Emerson, seconded by Chase to approve the June 26, 2018 Planning Board minutes, as amended, 3-0-1(Jordan abstained).

**Public Hearing Minutes:**

James Wickenden – June 26, 2018: On a motion by Chase, seconded by Emerson, the June 26, 2018 Public Hearing minutes on James Wickenden were approved, as written, 3-0-1(Jordan abstained).

Morris Minton – June 26, 2018: On a motion by Emerson, seconded by Chase, the June 26, 2018 Public Hearing minutes on Morris Minton were approved, as written, 3-0-1(Jordan abstained).

**Public Comments:** None.

**Building Permits:**

**a. Periwinkle Shire, LLC** – 180 Horse Point Road – Map 103 / Lot 011

Veronika Carlson represented the applicant. The property owner is Periwinkle Shire, 30 School St., Box #5, Rockland, Maine. The contractor is Art Tibbetts Marine Contractor. The existing use is recreational. The Shoreland Zone is Marine Residential. Floodplain Designation is AE11. Ms. Carlson included an Agent's authorization letter from Linda L. Bean, dated December 29, 2012 with the application.

The application is to install railing on the existing dock for safety purposes. The railing will go down both sides completely and then come in on the end four feet (4') from each side leaving a four foot (4') opening for use. There are no changes being done to the existing structure. Ms. Carlson said the property had been purchased approximately one year ago and be placed into vacation rental home status. Chair Cox said the dock was 12' x 104' and asked how high the railing was. Ms. Carlson said it was standard height.

Chase asked what Carlson would do in the meantime before the ramp got installed. Carlson said they would continue the cable railing across and then open it after it had been installed. Chair Cox said really what you want to do is have the cable railing going the full 12' right now. Carlson said no but if that was an issue, they would. She said she could put a short rope across and added it was working waterfront. Carlson said the insurance company did not require her to put anything across that section, but she said there should be a railing on it for safety reasons.

Emerson asked if this was becoming a structure by putting a railing around it? Brackett said a safety railing did not qualify as a structure.

Corrections were made to the application as follows: Proposed - stories to 0; bedrooms to 0; bathrooms to 0; dwelling units to 0.

A motion was made by Jordan, seconded by Chase, to accept the application, as amended complete. There were no further questions. The vote was 4-0; motion carried.

A motion was made by Jordan, seconded by Emerson, to approve the application as there were no proposed changes to the structure other than making the dock safer. There was no further discussion. The vote was 4-0; motion carried.

A workshop to review the Minimum Lot Size Ordinance was scheduled immediately after the meeting.

There was no further business. At 7:14 p.m., a motion was made by Emerson, seconded by Chase to adjourn the meeting, 4-0. The motion carried.

Respectfully submitted,

Marguerite R. Wilson  
Planning Board Recording Secretary