

**St. George Planning Board
St. George Town Office
September 11, 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, Ray Emerson, Mary K. Hewlett, Michael Jordan and Alan Letourneau. Also present: CEO Terry Brackett, Richard Bates, Randy Elwell, Marilyn Vinal, and Joseph Richardi.

Quorum: A quorum was present.

Conflict of Interest: None.

Adjustments to Agenda: None.

Review of the Minutes:

Planning Board Meeting — A motion was made by Chase, seconded by Jordan, to approve the minutes of August 28, 2018, as written. The vote was 5-0. The motion carried.

Public Comments: None.

Building Permits:

a. Little Shop of Hoarders – 141 Wallson Road, / Map 281, Lot 035

The applicants are Marilyn and Adelbert M. Vinal, Jr. Ms. Vinal was present. The application request is to open a small second-hand business and sell gently used items located at 141 Wallston Road, Tenants Harbor. This is not in the Shoreland Zone District and is not in a Floodplain Designation area. A letter was received after the application was filed with a more detailed description of the proposed business.

Ms. Vinal said the proposed project is to erect a 24' x 26' fabric building on property she already owns which is located across from the previous dump entrance. She lives adjacent to this property. Her plans are to sell second hand items she has accumulated over the years. She said if the shop did not work out, the building will become a workshop and storage area. There are two semi-truck storage trailers currently on the property. There are trees and woods between the road and the storage trailers. She and Mr. Vinal own a rental cabin located at the end of that road.

Ms. Vinal said the parking is an open area with a gravel driveway. She said the business will not be located outside the fabric building. She will not have any items visible from the road.

Ms. Vinal said there will be no heat or water in the structure even though the application states she will be open seven days a week, year-round. She said realistically, she anticipates the shop to be open in the spring, summer and fall or perhaps on a warm December day. She will open a few hours a day, a few days a week.

Ms. Hewlett asked CEO Brackett if the town allows a home occupation on a rental property, since they live next door on a separate parcel of land. Brackett said this is an eight (8) acre tract of land. He said this issue is addressed under Home Occupation in Shoreland Zone Ordinance. Hewlett noted this will not be applicable since the applicant is not in the Shoreland Zone.

Mr. Chase asked if the pre-fabricated structure material is similar to ShelterLogic. Brackett said the structure will have wood ends; the front and the back walls will be wood, and the rest is fabric such as a tent/arch type. Chase asked for the height of the structure. Ms. Vinal said it is 12' at the highest point in the middle.

Chair Cox asked where the business sign will be located. Ms. Vinal said the sign will not be put on the road but will be visible from the road.

Ms. Vinal said the hours of operation will be mornings, three days a week. She will not be open on Saturdays or Sundays. Ms. Hewlett suggested she have an open sign that can be attached to her permanent sign.

Chase asked for the width of the gravel parking lot. Ms. Vinal said it is approximately 92' from the building to the property line. CEO Brackett estimates it to be at least 50' wide.

Chair Cox updated the project description and property information to include the addition of the wood ends on the structure, the placement of the business sign and deletion of the 25' Right of Way under Setbacks.

A motion was made by Brown, seconded by Hewlett, to accept the application as complete with the inclusion of Ms. Vinal's handwritten letter detailing the project description. The vote was 5-0. The motion carried. The Planning Board began the Site Plan Review.

Performance Standards:

1. Preserve and Enhance the Landscape – On a motion by Hewlett, seconded by Brown, standard has been met 5-0. The appearance of the parking area currently used for trucks and equipment will be enhanced by minimizing tree removal and retaining existing vegetation.
2. Relationship of the Proposed Buildings/Structure to the Environment - On a motion by, Brown, seconded by Chase, standard has been met 5-0. The dark green fabric and wood end structure will blend harmoniously with the trees and environment.
3. Vehicular Access - On a motion by Hewlett, seconded by Brown, standard has been met 5-0. The proposed site layout provides for safe access and egress by using the existing curb cut; no accidents have occurred there.
4. Parking and Pedestrian Circulation - On a motion by Brown, seconded by Jordan, standard has been met 5-0. The layout of the existing parking lot provides for adequate parking and pedestrian circulation.
5. Surface Water Drainage - On a motion by Chase, seconded by Brown, standard has been met 5-0. The lot is flat and there will be minimal run-off waters.
6. Existing Utilities - On a motion by Hewlett, seconded by Brown, standard is not applicable 5-0. No utilities are being proposed.
7. Advertising Features - On a motion by Hewlett, seconded by Jordan, standard has been met 5-0. One 2' x 4' double sided sign is being proposed with the possibility of an additional removable open/closed sign.
8. Special Features - On a motion by Hewlett, seconded by Brown, standard has been met 5-0. There will be no exposed machinery or storage areas and the hours of operation will be seven days a week, 8 a.m. to 4 p.m., year-round, per applicant's letter.
9. Exterior Lighting - On a motion by Hewlett, seconded by Brown, standard has been met 5-0. The two exterior security lights being placed at each end of the structure will be down shielded, per applicant's letter.
10. Emergency Vehicle Access - On a motion by Brown, seconded by Chase, standard has been met 5-0. The large parking lot area provides adequate and safe emergency vehicle access to the structure.
11. Municipal Services - On a motion by Hewlett, seconded by Brown, standard has been met 5-0. The proposed project will not have an unreasonable impact on municipal services but enhance service by offering the public an additional resale shop.
12. Water/Air Protection - On a motion by Jordan, seconded by Brown, standard has been met

- 5-0. The proposed structure will not result in undue water or air pollution.
13. Water Supply - On a motion by Hewlett, seconded by Brown, standard is not applicable 5-0. No water supply is being proposed.
 14. Soil Erosion - On a motion by Brown, seconded by Chase, standard has been met 5-0. This project will not cause any unreasonable soil erosion.
 15. Sewage Waste Disposal - On a motion by Hewlett, seconded by Brown, standard is not applicable 5-0. None proposed.
 16. Hazardous, Special and Radioactive Materials - On a motion by Hewlett, seconded by Brown, standard is not applicable 5-0. The applicant states, to her knowledge, there will be no hazardous, special and/or radioactive materials onsite.
 17. Financial/Technical Capacity - On a motion by Chase, seconded by Brown, standard has been met 5-0. The applicant has the financial and technical capacity to complete the project.
 18. Shoreland Zone - On a motion by Hewlett, seconded by Brown, standard is not applicable 5-0. The project is not in the shoreland zone.
 19. Flood Plain - On a motion by Hewlett, seconded by Brown, standard is not applicable 5-0. The project is not in the flood plain.
 20. Lot Standards: - On a motion by Hewlett, seconded by Chase, standard has been met 5-0. With the deletion of the 25' Right of Way under Property Information, the proposed project complies with all the setbacks.

On a motion by Jordan, seconded by Brown, it was voted to wave the Performance Guarantee 5-0. The Board has reviewed the 20 Performance Standards and they have been met.

On a motion by Jordan, seconded by Brown, it was voted to approve the application 5-0 pursuant to the Performance Standards Review, Section V, A1-20 in the Site Plan Review ordinance.

b. J. Richardi Construction, Inc. – 109 Main Street / Map 104, Lot 064

Joseph Richardi represented the property owner, Tenants Harbor Baptist Church. This is not in the Shoreland Zone District or in a Floodplain Designation area.

The application is to repair the existing bell tower and do trim replacement. This project is before the Planning Board because the cost will be over \$10,000. CEO Brackett read from the Minimum Lot Size ordinance, page 6, Section 10(B) 1-3. This project is not residential.

Mr. Richardi included a number of pictures of the proposed project with the application. He states the trim work will be removed. The bell will not be taken down. The spire will not be removed as it was rebuilt in 1956. He said the repair work will be done in the immediate bell area. There will be a small amount of structural work done. Gartley & Dorsky prepared the plan which is included with the application. Mr. Richardi states some painting will be done and the repair work will be replicated to the 1840's.

A motion was made by Hewlett, seconded by Jordan to accept the application as complete. The vote was 5-0; motion carried.

The Board agreed a site visit is not needed as the applicant provided sufficient photographs, along with documentation of the work to be done. Mr. Richardi states the bell tower is not safe to go into. The Board discussed reimbursing the applicant for the \$50 Site Plan Review Fee which Mr. Richardi paid. CEO Brackett and Mr. Richardi will discuss this. The Planning Board began the Site Plan Review.

Performance Standards:

1. Preserve and Enhance the Landscape – On a motion by Jordan, seconded by Brown, standard has been met 5-0. The project will not alter the landscape and vegetation.
2. Relationship of the Proposed Buildings/Structure to the Environment - On a motion by Jordan, seconded by Brown, standard has been met 5-0. There will be no change in the relationship to the building and environment.
3. Vehicular Access - On a motion by Chase, seconded by Jordan, standard is not applicable 5-0. None proposed.
4. Parking and Pedestrian Circulation - On a motion by Chase, seconded by Jordan, standard is not applicable 5-0. No change.
5. Surface Water Drainage - On a motion by Brown, seconded by Jordan, standard has been met 5-0. There will be no change to the surface water drainage.
6. Existing Utilities - On a motion by Jordan, seconded by Hewlett, standard has been met 5-0. There will be no change in the amount of utilities being used.
7. Advertising Features - On a motion by Jordan, seconded by Hewlett, standard has been met 5-0. No changes proposed.
8. Special Features - On a motion by Brown, seconded by Jordan, standard has been met 5-0. There are no changes proposed.
9. Exterior Lighting - On a motion by Jordan, seconded by Hewlett, standard has been met 5-0. No change to the exterior lighting is being proposed.
10. Emergency Vehicle Access - On a motion by Jordan, seconded by Brown, standard has been met 5-0. Emergency vehicle access will not be affected by this proposed project.
11. Municipal Services - On a motion by Chase, seconded by Brown, standard is not applicable 5-0. There are no changes proposed that will adversely affect municipal services.
12. Water/Air Protection - On a motion by Brown, seconded by Chase, standard has been met 5-0. No change. This project will not result in undue water or air pollution.
13. Water Supply - On a motion by Hewlett, seconded by Brown, standard is not applicable 5-0. No water supply is required in the belfry.
14. Soil Erosion - On a motion by Brown, seconded by Jordan, standard has been met 5-0. This project will not cause unreasonable soil erosion and Best Management Practices will be followed during the repair work of the bell tower.
15. Sewage Waste Disposal - On a motion by Hewlett, seconded by Brown, standard is not applicable 5-0. No sewage waste will result from this proposed project.
16. Hazardous, Special and Radioactive Materials - On a motion by Brown, seconded by Jordan, standard has been met 5-0. None proposed.
17. Financial/Technical Capacity - On a motion by Hewlett, seconded by Brown, standard has been met 5-0. The applicant states the Tenants Harbor Baptist Church has the financial/ technical capacity to complete the proposed project.
18. Shoreland Zone - On a motion by Hewlett, seconded by Chase, standard is not applicable 5-0. This project is not in the shoreland zone.
19. Flood Plain - On a motion by Jordan, seconded by Chase, standard is not applicable 5-0. This project is not in the flood plain.
20. Lot Standards - On a motion by Hewlett, seconded by Chase, standard has been met 5-0. There is no change to the existing lot standard setbacks.

On a motion by Brown, seconded by Chase, it was voted to waive the Performance Guarantee 5-0. The Board has reviewed the 20 Performance Standards and they have been met.

On a motion by Brown, seconded by Chase, it was voted 5-0 to approve the application pursuant to the Performance Standards Review, Section V, A1-20 in the Site Plan Review ordinance.

c. Town of St. George (Transfer Station) – 176 Wallston Road / Map 281, Lot 002

On a motion by Jordan, seconded by Hewlett, it was voted 5-0 to put the application back on the table for review. Town Manager Timothy Polky represented the applicant. The application is to place two, 500-gallon fuel tanks, each 6' long and 48" in diameter, on a 6' x 18' gravel pad between the sand/salt shed and Wallston Road. Access to the tanks is by a semi-circular driveway off Wallston Road. The fuel tanks are for us by the transfer station, municipal school buses, fire trucks and the road maintenance crew.

Mr. Polky has talked with the Fire Marshall's office, DEP and the Department of Solid Waste. He notes if the tank is above ground, DEP will not be involved as long as there are no underground pipes or underground tanks. He said DEP's Solid Waste Department is not concerned because this is a component of public works and the fuel tanks are portable. The Fire Marshall's office found no real issues with the application. Mr. Polky has been told the permit will be issued after receipt of the permit fee.

Mr. Polky said the location of the tanks have changed because DEP's Drinking Water Division says a fuel tank needs to be 300' from a water well or no closer than any existing tank on the property. The town has a waste oil storage tank which is 100' from the well, so the proposed tanks have to be 100' from the well. Measurements were done, and the location is almost to the intersection of the entrance road. One problem with this location is the cost of getting power there.

Mr. Polky said the decision is to place the tanks in an area at the end of the salt shed but the entrance will need to be changed. They measured the area and the proposal is to build another entrance coming off Wallston Road on the corner of the property to allow a vehicle room to swing into the new entrance and swing out of the existing entrance. He felt there will not be a disruption in the traffic pattern at the Transfer Station and vice versa. Mr. Polky said this location is good because they can get power from the salt shed. This location does not have to have a lot of work done because it is gravel and the area has been used for parking and storage.

Chair Cox asked if the new driveway has enough swing room for the buses, trucks, etc., and did they submit the same application as last month because the setbacks are different. Mr. Polky said they are different and are on the site plan. The site plan says 30' from Wallston Road and 80' from property line (80' from the side to the northwest side) and the front from Wallston is 30'. This information has been updated on the second application.

Mr. Jordan asked for a location of the existing entrance, as it is not shown on the site plan. Mr. Polky and Mr. Elwell noted it will share the first entrance where the gate is now. Mr. Elwell said the buses will have to enter from the northwest because the fills are on the passenger side of the buses. Mr. Polky said fire trucks will have to turn right at the entrance.

Ms. Hewlett is concerned the public will think the town has a new gas station. Mr. Polky said they will be installing another gate and have discussed gate locations. Mr. Jordan asked how they will keep people coming into the transfer station from turning right. Mr. Emerson suggests placing a cone there. Mr. Elwell said they cannot drive up to that area. Mr. Hewlett said except to get the sand. Mr. Polky said the stockpile will be put on the backside of the building. He said they had not anticipated putting a gate on the inside, but they might need to consider putting a sign up.

Mr. Chase asked if there will be enough space in the area with the new driveway. He noted if the buses are coming from the second entrance and fueling, they will be coming in the opposite direction of the people going into the transfer station. Mr. Polky said yes. Chase asked if that will be a problem. Mr. Emerson said they can also turn out and go with the traffic all the way around. Mr. Polky said people will have to look when they come out. There is going to be traffic coming in, just like turning in from the

other road. At times, traffic backs up, but it does not usually back up that far, so it shouldn't be a problem.

Mr. Chase noted this is just for municipal vehicles, so it is not like it will be used. Chair Cox thought they will likely fuel up during hours the transfer station is not open. Mr. Polky said, if possible.

Mr. Polky said the tanks will sit on a gravel pad. The pedestal for the pump head will be mounted on one of the tanks. Mr. Polky said other than hooking it up to the tanks, the project will be pretty much portable.

The project description was updated to note the changes as described in paragraph one. Mr. Jordan said the ordinance requires the above ground tank to be 75' from each property line. He said this seems to be only 30' from the road. Chair Cox thought the issue would come up in the site plan review. Chair Cox asked if the application was complete.

A motion was made by Brown, seconded by Chase to accept the application as complete. The vote was 5-0. Motion carried. The Planning Board began the Site Plan Review.

Performance Standards:

1. Preserve and Enhance the Landscape – On a motion by Brown, seconded by Hewlett, standard has been met 5-0. There will be minimal tree removal.
2. Relationship of the Proposed Buildings/Structure to the Environment - On a motion by Hewlett, seconded by Hewlett, standard has been met 5-0. The proposed addition of fuel tanks for use by public works departments will be located close to the existing Salt and Sand Shed.
3. Vehicular Access - On a motion by Brown, seconded by Jordan, standard has been met 5-0. The proposed location of the tanks is adequate for the Transfer Station's traffic patterns and usage.
4. Parking and Pedestrian Circulation - On a motion by Chase, seconded by Brown, standard has been met 5-0. There is adequate land available for creating an additional entrance and a semi-circular driveway to provide for safe pedestrian circulation and traffic flow.
5. Surface Water Drainage – On a motion by Brown, seconded by Hewlett, standard has been met 5-0. The area will be graded, graveled and landscaped to minimize surface water drainage.
6. Existing Utilities - On a motion by Jordan, seconded by Brown, standard has been met 5-0. There will be no unreasonable burden imposed on the existing utilities as there is sufficient electrical power to operate this project.
7. Advertising Features - On a motion by Brown, seconded by Chase, standard is not applicable 5-0. None proposed.
8. Special Features - On a motion by Hewlett, seconded by Brown, standard has been met 5-0. Fuel will be available 24-7 for school buses, fire trucks and the road maintenance crew, each vehicle will have a FOD, and minimal tree removal will be done at this existing, developed area.
9. Exterior Lighting - On a motion by Brown, seconded by Jordan, standard has been met 5-0. All exterior lighting will be down shielded.
10. Emergency Vehicle Access - On a motion by Hewlett, seconded by Brown, standard has been met 5-0. The proposed project will enhance the use of emergency vehicles in the town.
11. Municipal Services - On a motion by Hewlett, seconded by Brown, standard has been met 5-0. The proposed project will enhance municipal services.
12. Water/Air Protection - On a motion by Hewlett, seconded by Brown, standard has been met 5-0. The project will not result in undue water or air pollution as the fuel tanks are doubled walled and equipped with sensors and there will be absorbent material available for any accidental spillage.
13. Water Supply - On a motion by Brown, seconded by Hewlett, standard is not applicable 5-0. No water supply is required.

14. Soil Erosion - On a motion by Hewlett, seconded by Brown, standard has been met 5-0. Best Management practices will be used when the land is graded to minimize soil erosion.
15. Sewage Waste Disposal – On a motion by Chase, seconded by Brown, standard is not applicable 5-0. None proposed.
16. Hazardous, Special and Radioactive Materials – On a motion by Brown, seconded by Jordan, the Board voted 5-0 to waive the following requirement for the proposed project: The lot line requirement stating the fuel tanks be more than 75' from the Wallston Road side of the property is waived and the lot line will be 30' away; the waiver is given based on Section X(B), page 12 of the Site Plan Review Ordinance because the site on which the transfer station is located does not practically permit location of the tanks anywhere other than the proposed site and the existing terrain, buildings and other uses to which the property is already being used. On a motion by Brown, seconded by Jordan, standard has been met 5-0 based on the waiver.
17. Financial/Technical Capacity - On a motion by Jordan, seconded by Brown, standard has been met 5-0. The applicant has the financial/technical capacity to carry out this project.
18. Shoreland Zone - On a motion by Brown, seconded by Chase, standard is not applicable 5-0 as it is not in the shoreland zone.
19. Flood Plain - On a motion by Chase, seconded by Brown, standard is not applicable 5-0 as it is not in the flood plain.
20. Lot Standards - On a motion by Chase, seconded by Hewlett, standard has been met 5-0. The setback for the gravel pad is 25' from the road which is within the existing setback of 30'.

On a motion by Brown, seconded by Hewlett, it was voted to waive the Performance Guarantee 5-0. The Board has reviewed the 20 Performance Standards and they have been met.

A motion was made by Brown, seconded by Hewlett to approve the application 5-0 pursuant to the Performance Standards Review, Section V, A1-20 in the Site Plan Review ordinance.

There was no further business and the meeting adjourned at 8:25 p.m. There was a short s workshop on sign ordinances held immediately after the Board meeting.

Respectfully submitted,

Marguerite R. Wilson
Planning Board Recording Secretary