

**St. George Planning Board
St. George Town Office
July 24, 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, and Michael Jordan. Also present: CEO Terry Brackett, Richard Bates, Katrina Morehouse, John McBride, and Randy Elwell.

Quorum: A quorum was present.

Conflict of Interest: None.

Adjustments to Agenda: The following changes were made to the agenda:

- The Select Board Report by Chair Richard Bates was added to the agenda and taken up under Other Business.
- Workshop to work on Minimum Lot Size Ordinance changes was renamed to work on Ordinance changes.

Review of the Minutes:

Planning Board Meeting — July 10, 2018 – A motion was made by Jordan, seconded by Chase, to approve the minutes of July 10, as written. The vote was 3-0-2 (Brown and Hewlett abstained). The motion carried.

Public Comments: None.

Building Permits:

a. Hurricane Island Outward Bound – 113 Marina Road, Spruce Head / Map 228, Lot 033 John McBride represented the applicant. The applicant is Hurricane Island Outward Bound School. Proposed Use: Seasonal. The Shoreland Zone is Commercial Fisheries/Maritime Activities.

The application is to construct a 16' x 24' picnic table rain shelter. McBride said there are no covered shelters at the facility; they have tents for sleeping and the buildings which are located on the property are not adequate for large groups to cook and eat in. He said the picnic table shelter proposed for the site would be for people to gather under to cook and eat.

The shelter would consist of posts placed shallow (approx. 6") in the ground and a metal roof. He said it would not be a tent but may include clear panels to keep the wind out on the ocean side. It would not be built on any type of slab or a foundation, but they would dig a hole, 6" to 8" inches in the ground to granite to set the posts. The shelter would not be a long term, permanent structure.

Chair Cox asked McBride if he was worried about wind. McBride believed he could anchor it to the ground. He said the shelter would have a little bit of weight to it. He said they had experimented with tent type shelters but felt they were inappropriate for the site.

CEO Brackett had concerns about the stability of the structure. He thought it could get top heavy. McBride thought he could get a firmer anchor by using angle brackets for bracing, set the posts into the ground and tie down with rebar.

Hewlett asked if there would be any flooring in the structure that would hold it together. McBride said it would just be grass.

Chase felt placing posts 6" or 8" into the ground (being near the ocean) was inadequate as the wind could lift an open structure and topple it. Chase suggested having it anchored with six posts, three on each side. McBride said he could put some concrete around each of the posts or attach them to a concrete pad. Brackett said if he put concrete the length of the shelter, like a footing, and then anchored into that, it might work. McBride said he would go the extra route to anchor it down.

Chair Cox asked if they planned to have electricity in it? McBride said they had electricity available nearby but did not think they would need it there, given their summer use. Brackett asked about the bunk houses on the lot. McBride said there were no bathrooms or kitchens in the bunk houses, but the staff house included a kitchen, bathroom and showers.

Hewlett asked if they wanted a 24' x 24' structure. Something a little bigger because they would have two 8' picnic tables? McBride said he already had roof trusses in the right dimension that came off another project and planned to use those.

The application was reviewed, and a photo will be included. Chair Cox said the file sketch included the size of the project, the same elevation similar to the photo, and it included the location. The application property information was corrected as follows: Number of dwellings on the Lot: 1. Number of Bedrooms: 1. Number of Bathrooms (plumbed): 5. Floodplain Designation was not an issue for this project.

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

The Board discussed holding an on-site inspection visit. Chase asked how close the abutters were to this structure. McBride said the project would abut an area, off Granite Lane, where some camping trailers and cottages are located along the shore. Chase asked if they would have a view of the proposed structure. He was concerned that a neighbor might say it blocked their view and had not gotten any notification from the town. Brackett said it would not block a view. McBride could not say no one would see the structure because there were a couple of camps within 500'-700' of it. He said there is a wood's line and some granite rubble, and the camps are on the shore.

McBride said there are five tents (more like heavy duty platform fabric tents) in the same area, spaced out among the woods, which had been approved years ago. McBride felt if abutters objected to anything, they would have objected to those tents. Chair Cox said the shelter would

not change the use in this area. McBride considered it an accessory structure, and it would be located centrally in the large field but in the same neighborhood as the tents and outhouses.

A motion was made by Brown, seconded by Jordan to waive the on-site inspection as this project is a simple rain shelter structure to be located on 43 acres of property owned by Hurricane Island Outward Bound with other existing camping facilities, and it is not a change of use. 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 landscape shall be persevered and enhanced, as well as, the use of the area.
2. Relationship of the Proposed Buildings/Structure to the Environment – On a motion by Brown, seconded by Jordan, standard has been met 5-0. The proposed rain shelter will be a simple structure in design and will blend harmoniously with other existing buildings on the property.
3. Vehicular Access - On a motion by Jordan, seconded by Brown, standard has been met 5-0. The nature of the structure does not require any additional vehicular access to the property.
4. Parking and Pedestrian Circulation – On a motion by Hewlett, seconded by Brown, standard is not applicable 5-0. None proposed.
5. Surface Water Drainage – On a motion by Jordan, seconded by Brown, standard has been met 5-0. The proposed shelter does not affect surface water drainage.
6. Existing Utilities – On a motion by Brown, seconded by Hewlett, standard is not applicable 5-0. None proposed.
7. Advertising Features - On a motion by Hewlett, seconded by Jordan, standard is not applicable 5-0. No signage is proposed.
8. Special Features – On a motion by Hewlett, seconded by Brown, standard is not applicable 5-0. There are no special features to this structure.
9. Exterior Lighting – On a motion by Hewlett, seconded by Jordan, standard has been met 5-0. None proposed.
10. Emergency Vehicle Access – On a motion by Brown, seconded by Hewlett standard has been met 5-0. There will be no change in the emergency vehicle access.
11. Municipal Services - On a motion by Hewlett, seconded by Jordan, standard has been met 5-0. There is no change to the municipal services. The building will not cause any unreasonable, adverse impact on municipal services.

12. Water/Air Protection – On a motion by Brown, seconded by Hewlett, standard has been met 5-0. The shelter will not result in undue water or air pollution. The soil can adequately support water disposal.

13. Water Supply – On a motion by Brown, seconded by Hewlett, standard has been met 5-0. There will be no change to the existing water supply.

14. Soil Erosion – On a motion by Jordan, seconded by Brown, standard has been met 5-0. This project will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water.

15. Sewage Waste Disposal – On a motion by Hewlett, seconded by Jordan, standard is not applicable 5-0. No toilets are proposed for this project.

16. Hazardous, Special and Radioactive Materials – On a motion by Hewlett, seconded by Brown, standard has been met 5-0. There are no hazardous, special or radioactive materials proposed for this structure.

17. Financial/Technical Capacity – On a motion by Hewlett, seconded by Jordan, standard has been met 5-0. Based on John McBride's statement (the applicant), Hurricane Island Outward Bound has the financial and technical capacity to carry out this project.

18. Shoreland Zone – On a motion by Hewlett, seconded by Brown, standard has been met 5-0. The proposed rain shelter will not adversely affect the quality of the water.

19. Flood Plain – On a motion by Hewlett, seconded by Brown, standard is not applicable 5-0. The proposed rain shelter structure does not have walls.

20. Lot Standards - On a motion by Hewlett, seconded by Brown, standard has been met 5-0. The structure conforms to all the lot standards.

Condition of Approval: The applicant adequately anchors the structure against wind shear.

A motion was made by Hewlett, seconded by Brown, to approve the application with the condition that the applicant adequately anchors the structure against wind shear. The vote was 5-0; the motion carried.

Wharf:

a. Katrina Morehouse – 174 Horse Point Road / Map 103, Lot 009

The applicant was present. The application is to replace rotted wood on existing dock, as needed. The contractor is Dwight Henry. The Shoreland Zone District is Marine Residential. The application came before the Planning Board because the estimated cost was over \$10,000.

Ms. Morehouse stated that parts of the wharf are rotted and in need of repair. It has become a safety issue. She said the dimensions of the wharf will not be changed. CEO Brackett said he did a site visit and reviewed the proposed project. He said there is no dwelling unit on this property.

There is a workshop located on the shoreline, but this piece of property does not have the capabilities of having a septic system installed at this time.

Hewlett asked if the ordinance allowed having a wharf on a piece of property that did not have a house. CEO Brackett said this wharf had been there for years and was grandfathered.

The application project description was changed to include the word "existing": Replace rotten wood on existing dock, as needed.

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

Ms. Morehouse explained that she had roped the wharf off to keep people from walking on it. Chase asked what the current use of the property was. Ms. Morehouse said a couple of people from the island park there. Her father fished, and it was his workshop and dock. She did not want it destroyed but to be able to walk down and fish off it once in a while. Chair Cox asked if was for her family's own recreational use and Morehouse said yes.

A motion was made by Chase, seconded by Brown to approve the application to repair the existing grandfathered dock and make it safer for the family's personal use. The vote was 5-0; motion carried.

Building Permit:

b. Town of St. George (School) – 28 Juniper St. / Map 104, Lot 074

Randy Elwell represented the applicant. The application is to install a 120/208 Volt 3 Phase automatic standby generator with a 250-gallon diesel fuel tank located at the St. George School. The contractor is Simpson Electric.

Mr. Elwell explained the plan was to move the emergency shelter from of the town office to the St. George School.

Hewlett disclosed that she is the Chairperson of the Emergency Shelter group and asked the Board if they wanted her to step aside. Chair Cox asked her if she was going to make any money off this project. Hewlett said no.

Chair Cox asked where the generator would be installed. Mr. Elwell explained the location. At the entrance to the back door of the kitchen, there was a green transformer and a pine tree. The generator would be located between them. He said it will be a self-contained generator and had its own fuel tank. Eric Simpson will wire in the automatic switch which will be located at the back door of the kitchen, on the brick wall.

Chair Cox asked if the generator would be fenced off? Elwell said they have some leftover fencing from another project and the plan is to put that around the perimeter of the generator, including the propane tank.

Hewlett asked if they would have to add a propane tank? Elwell said it was diesel fuel and sat on a 250-gallon fuel tank. He said the entire school could run off the generator, if it is needed. Hewlett requested the additional wording "with a 250-gallon diesel fuel tank" be added to the project description. Elwell said the generator would run a self-check on a weekly basis and monthly checks would also be done on the generator.

Hewlett asked about the noise level. Elwell said he did not know the decibels but it was diesel, so you probably would hear it.

CEO Brackett said the size of the pad would be slightly over 7' x 7'. Elwell said J.K. Kalloch will do the pad work and Brackett said this project should be completed in several hours.

Hewlett asked about the side setback and Brackett believed it was more than 75'. Brackett said he would recheck this and the property information on the proposed application would be corrected, once verified.

A motion was made by Chase, seconded by Brown to accept the application as complete, with the additional wording "with a 250-gallon diesel fuel tank" added to the project description. 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 Chase, 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 Hewlett, seconded by Jordan, standard has been met 5-0. The placement of the generator will relate harmoniously to the existing landscape, as much as possible.
3. Vehicular Access – On a motion by Brown, seconded by Jordan, standard has been met 5-0. There is no change as the site is fully accessible.
4. Parking and Pedestrian Circulation – On a motion by Hewlett, seconded by Brown, standard is not applicable 5-0. There is no change to the existing parking and pedestrian circulation.
5. Surface Water Drainage – On a motion by Jordan, seconded by Chase, standard has been met 5-0. There will be minimal effect on water drainage.
6. Existing Utilities – On a motion by Hewlett, seconded by Brown, standard is not applicable 5-0. There is no water use proposed for this project.
7. Advertising Features – On a motion by Chase, seconded by Jordan, 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. The applicant will screen the generator with a fence type barrier for safety purposes.

9. Exterior Lighting – On a motion by Hewlett, seconded by Chase, standard has been met 5-0. No exterior lighting will be on the structure.
10. Emergency Vehicle Access - On a motion by Hewlett, seconded by Jordan, standard has been met 5-0. The emergency vehicle access will not be altered by the installation of this structure.
11. Municipal Services – On a motion by Hewlett, seconded by Brown, standard has been met 5-0. This project will enhance the public safety function for the town of St. George.
12. Water/Air Protection - On a motion by Hewlett, seconded by Brown, standard has been met 5-0. The noise/air pollution was mentioned, and the applicant will make changes to the generator if the air pollution becomes a problem.
13. Water Supply – On a motion by Hewlett, seconded by Chase, standard has been met 5-0. None proposed.
14. Soil Erosion – On a motion by Hewlett, seconded by Jordan, standard has been met 5-0. There will be minimal soil erosion caused by this project and Best Management Practices will be used by the outside contractor.
15. Sewage Waste Disposal – On a motion by Chase, seconded by Brown, standard is not applicable 5-0. There will be no change to the existing waste water disposal.
16. Hazardous, Special and Radioactive Materials – On a motion by Chase, seconded by Hewlett, standard has been met 5-0, with the following conditions: CEO Brackett will review the side setback and provide verification that the distance is more than 75 feet from any lot line. Confirmation will be received from the applicant.
17. Financial/Technical Capacity – On a motion by Hewlett, seconded by Chase, standard has been met 5-0. Voters of the Town of St. George approved the purchase of a shelter generator in May 2018 at the annual town meeting with an amount appropriated in the budget.
18. Shoreland Zone – On a motion by Chase, seconded by Brown, standard is not applicable 5-0. The project is not in the shoreland zone.
19. Flood Plain - On a motion by Chase, seconded by Jordan, standard is not applicable 5-0. The project is not in the flood plain.
20. Lot Standards: On a motion by Hewlett, seconded by Jordan, standard has been met 5-0, with the condition as follows: The setback of 75' is verified and correct. The project will comply with all lot standards once verification has been received by CEO Brackett and Mr. Elwell.

A motion was made by Jordan, seconded by Brown, to approve the application, subject to verification that the lot line is 75' away from the side setback. The vote was 5-0; motion carried.

Other Business: CEO Brackett distributed copies of the Comprehensive Plan to the Board.

Ms. Brown said she attended the Select Board meeting where Comp Plan Chair Jane Conrad gave an overview of the plan. She noted that the Planning Board had been charged with a lot of responsibility. She said the Planning Board complies with most of things already such as having agendas, the time, and minutes. Generic emails will be assigned for the chairs of committees.

Ms. Brown said there were complaints that there was not enough communication between the committees or boards and the public. The information can be found in the Board minutes (online), but people are not reading the minutes. So, the suggestion was for all committees to write a monthly, 50-word informal summary as to what they had done or looking forward to doing and it be put on the town website. The summaries will cover information from the previous month.

Ms. Hewlett felt a number of Comp Plan Strategies did not fall under the Planning Board's jurisdiction or were their responsibilities. She suggested having a Planning Department category.

The Planning Board will hold a pre-meeting with the Select Board and Comp Plan Committee members Jane Conrad and Sandra Hall on Tuesday, September 11 at 6:30 p.m. to prioritize work goals for the coming year.

Brackett said the Planning Board has a recording secretary but also may need a meeting secretary.

Brendan Chase volunteered to write the monthly summaries and send them to Cherie.

There was no further business. At 8:27 p.m., a motion was made by Chase and seconded by Jordan to adjourn the meeting and go into an ordinance workshop, 5-0. Motion carried.

Respectfully submitted,

Marguerite R. Wilson
Planning Board Recording Secretary

TOWN OF ST. GEORGE MAINE

FINDINGS OF FACT AND CONCLUSION OF LAW

Hurricane Island Outward Bound School
113 Marina Road
Spruce Head, Maine

PROJECT DESCRIPTION AND FINDINGS OF FACT:

The application is to construct a 16' x 24' picnic table rain shelter at 113 Marina Road. The Planning Board voted to waive an on-site inspection due to the simple nature of the proposed structure and it is not a change of use. The application was accepted as complete on July 24, 2018.

CONCLUSION OF LAW:

In view of the above actions, the application and supporting documentation in the record, the Planning Board makes the following Conclusion of Law:

1. Preserve and Enhance the Landscape – On a motion by Hewlett, seconded by Brown, standard has been met 5-0. The landscape shall be persevered and enhanced, as well as, the use of the area.
2. Relationship of the Proposed Buildings/Structure to the Environment – On a motion by Brown, seconded by Jordan, standard has been met 5-0. The proposed rain shelter will be a simple structure in design and will blend harmoniously with other existing buildings on the property.
3. Vehicular Access - On a motion by Jordan, seconded by Brown, standard has been met 5-0. The nature of the structure does not require any additional vehicular access to the property.
4. Parking and Pedestrian Circulation – On a motion by Hewlett, seconded by Brown, standard is not applicable 5-0. None proposed.
5. Surface Water Drainage – On a motion by Jordan, seconded by Brown, standard has been met 5-0. The proposed shelter does not affect surface water drainage.
6. Existing Utilities – On a motion by Brown, seconded by Hewlett, standard is not applicable 5-0. None proposed.
7. Advertising Features - On a motion by Hewlett, seconded by Jordan, standard is not applicable 5-0. No signage is proposed.
8. Special Features – On a motion by Hewlett, seconded by Brown, standard is not applicable 5-0. There are no special features to this structure.
9. Exterior Lighting – On a motion by Hewlett, seconded by Jordan, standard has been met 5-0. None proposed.
10. Emergency Vehicle Access – On a motion by Brown, seconded by Hewlett standard has been met 5-0. There will be no change in the emergency vehicle access.
11. Municipal Services - On a motion by Hewlett, seconded by Jordan, standard has been met 5-0. There is no change to the municipal services. The building will not cause any unreasonable, adverse impact on municipal services.
12. Water/Air Protection – On a motion by Brown, seconded by Hewlett, standard has been met 5-0. The shelter will not result in undue water or air pollution. The soil can adequately support water disposal.
13. Water Supply – On a motion by Brown, seconded by Hewlett, standard has been met 5-0. There will be no change to the existing water supply.

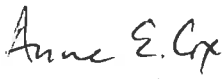
14. Soil Erosion – On a motion by Jordan, seconded by Brown, standard has been met 5-0. This project will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water.
15. Sewage Waste Disposal – On a motion by Hewlett, seconded by Jordan, standard is not applicable 5-0. No toilets are proposed for this project.
16. Hazardous, Special and Radioactive Materials – On a motion by Hewlett, seconded by Brown, standard has been met 5-0. There are no hazardous, special or radioactive materials proposed for this structure.
17. Financial/Technical Capacity – On a motion by Hewlett, seconded by Jordan, standard has been met 5-0. Based on John McBride's statement (the applicant), Hurricane Island Outward Bound has the financial and technical capacity to carry out this project.
18. Shoreland Zone – On a motion by Hewlett, seconded by Brown, standard has been met 5-0. The proposed rain shelter will not adversely affect the quality of the water.
19. Flood Plain – On a motion by Hewlett, seconded by Brown, standard is not applicable 5-0. The proposed rain shelter structure does not have walls.
20. Lot Standards - On a motion by Hewlett, seconded by Brown, standard has been met 5-0. The structure conforms to all the lot standards.

PERFORMANCE GUARANTEES:

THEREFORE, the town of St. George Planning Board hereby approves the application in pursuant to the Performance Standards Review, Section V, A1-20 in the Site Plan Review ordinance with the following condition:

- The applicant adequately anchors the structure against wind shear.


For the **St. George Planning Board**, August 14, 2018.


Anne Cox, Chair

Jane Brown

Brendan Chase


Mary K. Hewlett


Michael Jordan


Raymond Emerson

TOWN OF ST. GEORGE MAINE

FINDINGS OF FACT AND CONCLUSION OF LAW

**TOWN OF ST. GEORGE
SCHOOL
28 JUNIPER ST.**

PROJECT DESCRIPTION AND FINDINGS OF FACT:

The application is to install a 120/208 Volt 3 Phase automatic standby generator with a 250-gallon diesel fuel tank located at the St. George School on 28 Juniper Street. The application was accepted as complete on July 24, 2018.

CONCLUSION OF LAW:

In view of the above actions, the application and supporting documentation in the record, the Planning Board makes the following Conclusion of Law:

1. Preserve and Enhance the Landscape – On a motion by Chase, 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 Hewlett, seconded by Jordan, standard has been met 5-0. The placement of the generator will relate harmoniously to the existing landscape, as much as possible.
3. Vehicular Access – On a motion by Brown, seconded by Jordan, standard has been met 5-0. There is no change as the site is fully accessible.
4. Parking and Pedestrian Circulation – On a motion by Hewlett, seconded by Brown, standard is not applicable 5-0. There is no change to the existing parking and pedestrian circulation.
5. Surface Water Drainage – On a motion by Jordan, seconded by Chase, standard has been met 5-0. There will be minimal effect on water drainage.
6. Existing Utilities – On a motion by Hewlett, seconded by Brown, standard is not applicable 5-0. There is no water use proposed for this project.
7. Advertising Features – On a motion by Chase, seconded by Jordan, 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. The applicant will screen the generator with a fence type barrier for safety purposes.
9. Exterior Lighting – On a motion by Hewlett, seconded by Chase, standard has been met 5-0. No exterior lighting will be on the structure.
10. Emergency Vehicle Access - On a motion by Hewlett, seconded by Jordan, standard has been met 5-0. The emergency vehicle access will not be altered by the installation of this structure.
11. Municipal Services – On a motion by Hewlett, seconded by Brown, standard has been met 5-0. This project will enhance the public safety function for the town of St. George.
12. Water/Air Protection - On a motion by Hewlett, seconded by Brown, standard has been met 5-0. The noise/air pollution was mentioned, and the applicant will make changes to the generator if the air pollution becomes a problem.
13. Water Supply – On a motion by Hewlett, seconded by Chase, standard has been met 5-0. None proposed.
14. Soil Erosion – On a motion by Hewlett, seconded by Jordan, standard has been met 5-0. There will be minimal soil erosion caused by this project and Best Management Practices will be used by the outside contractor.

15. Sewage Waste Disposal – On a motion by Chase, seconded by Brown, standard is not applicable 5-0. There will be no change to the existing waste water disposal.
16. Hazardous, Special and Radioactive Materials – On a motion by Chase, seconded by Hewlett, standard has been met 5-0, with the following conditions: CEO Brackett will review the side setback and provide verification that the distance is more than 75 feet from any lot line. Confirmation will be received from the applicant.
17. Financial/Technical Capacity – On a motion by Hewlett, seconded by Chase, standard has been met 5-0. Voters of the Town of St. George approved the purchase of a shelter generator in May 2018 at the annual town meeting with an amount appropriated in the budget.
18. Shoreland Zone – On a motion by Chase, seconded by Brown, standard is not applicable 5-0. The project is not in the shoreland zone.
19. Flood Plain - On a motion by Chase, seconded by Jordan, standard is not applicable 5-0. The project is not in the flood plain.
20. Lot Standards - On a motion by Hewlett, seconded by Jordan, standard has been met 5-0, with the condition as follows: The setback of 75' is verified and correct. The project will comply with all lot standards once verification has been received by CEO Brackett and Mr. Elwell.

PERFORMANCE GUARANTEES:

THEREFORE, the Town of St. George Planning Board hereby approves the application in pursuant to the Performance Standards Review, Section V, A1-20 in the Site Plan Review ordinance contingent upon the following:

- Subject to verification that the lot line is 75' away from the side setback.


For the **St. George Planning Board**, August 14, 2018.


Anne Cox, Chair

Jane Brown

Brendan Chase


Mary K. Hewlett


Michael Jordan


Raymond Emerson