

St. George Planning Board Public Hearing
CTL Land Management Services Inc. C/O Gavin McLain
Four Unit Subdivision Application - Atwoods Quarry Rd (Map 222 – Lot 086)
December 4, 2023 7 PM Town Office
St. George Town Office and via Zoom
Minutes

The Public Hearing was called to order at 7:00pm. Planning Board Members present were Chair Anne Cox, Anne Cogger, Richard Moskowitz and Michael B. Jordan. Also present in person were CEO Terry Brackett, John W. Partridge, John D. Doherty, Michael Myers, Jarin J. Myers and Scott Young.

There were no attendees via Zoom.

Chair Cox

We are wearing masks tonight as we were all exposed last Tuesday to someone who had COVID. We are being cautious. We have all tested negative. She is better but we are all just doing our due diligence.

The way we will do this public hearing, there will be a chance for people to ask questions, and we have Will Gartley here on behalf of applicant Gavin McLain. Will has been the engineer on the project. I will ask you to explain the project and then I will open the floor to questions, and you can direct them to me, and I will direct them to whoever needs to possibly answer. The purpose of this is for us to hear questions and concerns and take them into consideration when we are looking at the preliminary plan to see if there are some things that are raised that we need to pay attention to that we have not seen yet. Will, do you want to say something?

Will Gartley

I'm representing Gavin McClain, CTL Land Management Services. He's proposing to add four seasonal cottages, 20 feet by 30 feet, two bedrooms each, built on a road off of Atwoods Quarry Road right where his property begins. That road is about 750 feet long. It's 18 feet wide with two-foot shoulders. There'll be two septic systems, one that's already installed and one that will be installed kind of in the middle of the of the property, near the road. The power will come off of a utility pole on Atwoods Quarry Road from an existing pole on an abandoned line and from that existing pole it will go underground to the cabins. There will be one common well that will serve the cabins.

Question

Why is a lumber company building cabins?

Will Gartley

Because he purchased the property in order to have the pier that was approved at the last meeting, and now he has some seven acres of land that he decided to put some rental cabins on.

Question

Is this zoned residential or commercial?

Chair Cox

We do not really have zoning like that. The location where he is proposing to put the cabins is outside the Shoreland Zone, correct?

Will Gartley

Correct.

Chair Cox

The town does not have zoning. We have site plan reviews and things that deal with considerations, but it is not zoned commercial or residential.

Question

Is that going to be used year-round or just for summer rentals? May to October?

Will Gartley

Summer rentals. I'm assuming that time frame.

Question

Is he required to help keep the road up on Atwoods Rd., the right of way, as he is using the same roadway as the fishermen?

Will Gartley

He is using the same road. To be honest, I don't know what the agreements are.

Brackett

There is a state law that says that if you use a right of way you are supposed to contribute to the maintenance of the road.

Comment

The road has been pretty well maintained all summer. We lugged a lot of traps in and out of there. Right now, it needs more repair but when there are busy times, like when we have a lot of traps and gear in and out on the road, it becomes too filled full of potholes and mud puddles, with all of the logs going in and out.

Chair Cox

I hear that as a concern about the road. Upkeep.

Comment

My major concern, and I wasn't here last week, but I heard it was about the wharf and the pier. I'm a fisherman. I've been a fisherman for twenty years down there and I heard they were thinking about moving some moorings around and stuff like that. I'm not opposed to the idea a hundred percent, but I have some concerns about moving moorings around. It's pretty tight quarters when they build the wharf.

Chair Cox

That was dealt with. The application was approved, and the Harbormaster is totally aware of that, and he is aware that he may have to move some of the moorings that are close in and around the wharf. I know he is looking at that and he signed off on the proposal based on that.

Cogger

Anne, if they were concerned, could they talk to the Harbormaster about that?

Chair Cox

Sure. You can always talk to the Harbormaster. Absolutely. You can always talk to him. What we are dealing with right now is the four units in that subdivision, but feel free to talk to him about what you are thinking about and what you are worried about.

Question

Is one of these houses going to be where the wharf is going to be?

Will Gartley

No, they're all up at the top of the hill.

Question

Classifying a four-house cluster is okay with the way the zoning is written right now?

Chair Cox

Let's wait until Will gets back and can hear that.

Question

Will the people who are renting the cabins have access to the dock?

Will Gartley

I don't believe so. He doesn't want them there when there are trucks there and operations going.

Cogger

He does not want them at the dock.

Will Gartley

Right, obviously, if he's got trucks coming in and out of there.

Chair Cox

The way the land is where the cabins are is up higher and the dock is down lower.

Will Gartley

I don't think people are going to wander around.

Comment

There's room to coexist, but it is a working waterfront, as long as they understand that. (Inaudible).

Cogger

Would there be any reason that those trucks would get in the way? The trucks are being unloaded between 7am and 7pm which are the hours of operation. I am wondering if it would be helpful for them to know that.

Chair Cox

Anne is saying, not related to the subdivision but to the pier and the usage of that, hours of operation that they are planning on are going to be from 7am to 7pm and there are not going to be trucks all the time. It is going to be two or three, bringing equipment in, and then hauling logs and equipment off. It is going to be in and out and he is backing his trucks down to it.

There was a question earlier about whether the ordinances would allow for four units in this subdivision, and the answer is yes. You have to have the square footage, the acreage on the lot, and they do.

Cogger

They have septic and there are other requirements.

Chair Cox

Because this is a multiple unit, and not just one house, they have to go through the Subdivision Ordinance, even though they are not subdividing it into separate lots. It is one lot but because there are multiple units like this, and there are very strict requirements such as utilities underground.

Question

Will they have a foundation and are they being built for year-round or for seasonal use?

Will Gartley

They are being built on posts.

Question

They have to drain the pipes?

Will Gartley

Yes.

Question

On Atwoods Quarry Road, with the increased traffic, what happens if you have a semi-tractor trailer coming one way and some of his trucks going the other way? Is there enough room on Atwoods Quarry Road for passing?

Brackett

Passing would be tight. I think they can do it.

Comment

It's pretty tight with the truck trailer if you meet another truck.

Comment

Even with an eighteen-wheeler and pickup truck can barely get by. Two (Inaudible) are not going to get by each other.

Chair Cox

That is something they are going to have to address.

Will Gartley

I don't think this is going to be a frequency of where you're going to have multiple trucks coming and going. He's going to have a delivery of equipment and then he will load a load of logs. He's doing this all himself. He has done this in the past in Port Clyde.

Chair Cox

He knows (Inaudible).

Cogger

I hear the legitimate concerns.

Chair Cox

The traffic is a concern. Perhaps when we do see Gavin, we need to raise that with him. Are there other questions about the subdivision? The subdivision traffic is going to pull out way up high.

Cogger

It is their own parking up there.

Chair Cox

Right, and they have parking in front of their cabins. That's the plan for that.

Question

Have there been any other concerns raised by any of the other abutters?

Chair Cox

I haven't heard any. Terry, have you heard any?

Brackett

No, I have not heard any.

Chair Cox

You all received notice. We send out notices to people asking what folks are concerned about. His intention is to keep it as wooded as possible. Is that correct?

Will Gartley

Yes. Obviously where the cabins are, there'll be some clearing. The road actually follows an existing clear, old access way. We walked up it during the site walk. There's minimal clearing that has to happen there.

Cogger

And it is not all on Atwoods Quarry Rd. You are veering off.

Will Gartley

All the cabins are off the new road.

Cogger

So, they are not going to interfere.

Chair Cox

Are there any questions about this subdivision or comments on what we should pay attention to. If you look at the town subdivision ordinance, there are very strict requirements, like with the pier last time we

met, that have to be met. We are going to be going down the checklist to make sure that these conditions have been addressed and met.

Comment

I am not opposed to the cabins. My concern is with the dock and the barge. I missed that meeting. My moorings are away from that, but you still have to get in and out past all of the boats.

Chair Cox

I think that that it is worth talking with the Harbormaster about, asking why he thought this would work and what the plan is. It is not as if he is going to have five or six trips a day coming. It is going to be irregular according to what he told us in terms of traffic.

Question

Why can't he just work around the boats that are there? (Inaudible) has been there for forty years, why should I move in for some other business?

Brackett

I believe Gavin has said that he does not think any moorings need to be moved. The Harbormaster (Inaudible).

Question

Has anyone been down to the cove and checked it out? How big is the dock that will be built and how long?

Chair Cox

Yes. There is a picture of it. It has all been approved.

Comment

Sounds like it's a wrap.

Cogger

I think there is still conversation happening. I think that the Harbormaster still has to decide.

Chair Cox

Mr. McClain has used Island Transport.

Will Gartley

To move the equipment out to the island. I had an aerial photograph. I don't think I have it.

Comment

The photographs don't show a lot of detail unless everyone is on their mooring. (Inaudible). I heard the photograph had three boats in it.

Chair Cox

I urge you to talk to the Harbormaster on that and also to Gavin when he gets operating. Unless there is anything else regarding the subdivision, we will close this hearing and we will be dealing with the application within a month. Thank you all for coming out on a rather sloppy night.

At 7:17p.m. Chair Cox closed the public hearing.

Respectfully submitted,

Tammy Taylor

Recording Secretary

Town of St. George, Maine