

**St. George Planning Board**  
**CTL Land Management Services Inc. C/O Gavin McLain Public Hearing**  
**Boat Ramp & Pier - Atwoods Quarry Rd (Map 222 – Lot 086)**  
**November 14, 2023 7 PM Town Office**  
**St George Town Office and via Zoom**  
**Minutes**

The Public Hearing was called to order at 7:00 pm. Planning Board Members present were Chair Anne Cox, Anne Cogger, Richard Moskowitz, Michael B. Jordan, Jane Brown, Alison Briggs and Elaine Taylor. Also present in person for all or part of the meeting were CEO Terry Brackett, Wendy Carr, Andy Bezon, John D. Doherty, John Partridge, Gavin McLain, Amy Myers, Paul LaPorte, Gardner Stratton, Kenneth Green, Maggie Moran, Michelle Young, Robert Kelley, Mike Sabotini, and Patricia Owen.

Present via Zoom were Will Gartley and Alyssa Pulver.

Chair Cox opened the Public Hearing for the Boat Ramp & Pier located on Atwoods Quarry Rd (Map 222 – Lot 086) in St. George.

**Chair Cox**

This hearing is about the application for the pier and boat ramp. There was an onsite visit. Some members of the public were there, and members of the Planning Board were there. I thought I would ask if the applicant and Will Gartley, the engineer, if they wanted to say anything before we open up the public hearing for questions from anyone.

**Gavin McLain**

I don't. I'm looking to Will to kind of present everything.

**Will Gartley**

I'm Will Gartley of Gartley & Dorsky. I'm representing CPL and Land Management (Inaudible). He's proposing to construct about 102' pier that's 30' wide, a gangway, two 8' by 20' floats and a boat ramp that is going to be on a surface of precast concrete pieces. The purpose of this is to serve his land management business and be able to access the islands from this location and bring in timber. I do think that a quick explanation of how you're going to operate from there.

**Gavin McLain**

This is a bit of an evolving portion of our business. The specifics are hard to nail down, but it's a small scale operation that we're proposing here. I don't know if there's been any misconception

about boat traffic or the severity of boat traffic. As far as boat traffic is concerned, we typically use Rockland Marine Company for our marine transportation, and so it would be like, tug Josh that you see in the harbor that would be coming in to pick up equipment, sometimes frequently and sometimes infrequently, and dispatching it to whatever project we may have on an island. As far as bringing timber from the islands to the mainland, it may happen at times. It may just be as simple as moving our machinery to an island to do salvage cleanup, chipping or whatever it is that we're up to. It seems ambiguous but that's really the reality of it at this point. We need to have a pier somewhere on the mainland that we can move to and from efficiently and the public piers don't lend themselves well to what we do.

**Chair Cox**

Anything else to add Will?

**Will Gartley**

The only thing I want to add is that after the site walk, I did send in an aerial photograph that I thought might be helpful for the Board and the public to get a better sense of the relationship between the pier, the boat ramp, and the moorings there in the cove. It helps show that really these structures don't stick out much further than the existing rip rap. Luckily, we have deep water pretty quickly right there. It's 100 feet long but some of that is back on the upland and three quarters of it is over that riprap. So anyway, I just thought that that aerial photo would be helpful to understanding the relationship a bit better.

**Chair Cox**

Would anybody like to see this? Let's open this up and for people who have questions or comments. The purpose of this is for us to hear from the public, then we'll close the public hearing. We have a few Planning Board issues, but this will be the first item on our agenda when we get to it. Does anybody have anything questions or anything they want to say?

**Question**

For the cabins you are proposing to build, what are you going to do with those? Are they for this business to house your employees?

**Gavin McLain**

They are more for seasonal rental income.

**Chair Cox**

Those are two separate issues.

**Question**

I'm a little confused as to the size of the traffic going through here. You're talking about a barge and a tugboat. Has anybody looked at the mooring field there in the summertime to see how many boats are actually there? That picture doesn't show hardly any of the boats. I see three or

four moorings that I own that are not there and wondering how you plan on maneuvering through here?

**Gavin McLain**

That would be a question for Rockland Marine Company. There may be the need to facilitate moving a few other moorings if that's possible at our expense to make it work.

**Question**

How do we go about it from this point. I'm talking to the Board members, I guess to have that looked at.

**Chair Cox**

I believe the Harbormaster has looked at that.

**Brackett**

The Harbormaster has looked at that and he's talked with Gartley & Dorsky and I guess he's reasonably comfortable that plan will work but he may have to move some moorings.

**Chair Cox**

The Harbormaster has signed off on this. That's the best we can do if the Harbormaster has looked at it.

**Question**

This is starting to evolve because we were on the site the other day, it sounded like it was more of a staging area for lumber and hauling it out where you're saying it's more of a staging area for your equipment, and hauling it out to the islands

**Gavin McLain**

At times. It's all part of the equation.

**Question**

But it is more of a parking lot for equipment in this for logs.

**Gavin McLain**

Maybe a loading spot to load the equipment. The equipment wouldn't get stored there because it would be used on other projects on the mainland. It's in use most of the time.

**Chair Cox**

The question came up at the onsite, are you going to be processing?

**Gavin McLain**

No. If we were to bring material from an island to the mainland, it would be processed and shipped directly to market from there. So, it would come essentially from the boat to a truck to the market. That's what the pier would facilitate.

**Question**

Sorry, I missed the processing part. Where would that fit it?

**Gavin McLain**

The logs will be prepared on the island, wherever the harvesting took place, or the salvage took place, I guess.

**Chair Cox**

The upshot is he will not be processing them at that site. They will be transferring the logs as well as transferring equipment.

**Question**

What are your hours?

**Gavin McLain**

A typical day for us would be 6am to 2 or 3pm.

**Question**

How much noise will there be?

**Gavin McLain**

The machinery is pretty quiet. I don't think it would make any more noise than your typical fishing boat on the water with diesel engines running. There are no saws or chippers.

**Cogger**

The hours on the application say 7am to 7pm.

**Gavin McLain**

If that is what Will submitted, then those are the hours.

**Question**

Has the increase in traffic due to truck traffic been evaluated?

**Chair Cox**

All we know is that there is his equipment coming and going and they have assured that there's plenty of room for it to navigate in there. What kind of increase do you think you will have?

**Gavin McLain**

If we were actively bringing material to the mainland to truck there would be two to three trucks per day that would leave there possibly, infrequently though, and then with weather you could probably get held up. It's not going to be a high volume of traffic for sure. As I mentioned, it's a fairly small scale operation that we have here.

**Question**

How do you get the trucks to the dock?

**Gavin McLain**

There's a road there, already established.

**Question**

I'm unfamiliar with the whole process. Are all these permits approved?

**Chair Cox**

We have a couple of permits that we are waiting to hear whether they have them or not, I believe they do.

**Question**

Are you saying it is all within code?

**Chair Cox**

Yes, and when we get to looking at the application, we have very specific things in our ordinance and we have to see if they've met those standards. That's what we'll be doing later in the meeting, is seeing if they've met all the standards and have all of the approvals that they need to have from the state and other agencies.

**Question**

The timeframe on the building and operating this.

**Gavin McLain**

I think that is probably next summer at this point.

At 7:10p.m. Chair Cox closed the public hearing.

Respectfully submitted,

Tammy Taylor

Recording Secretary

Town of St. George, Maine