

**St. George Planning Board
On-site Inspection
162 Drift Inn Road
June 14, 2021 – 5 p.m.**

The on-site inspection began at 5 p.m. Planning Board members present were: Anne Cox, Chair; Jane Brown, Michael Jordan, Mary K. Hewlett, Alan Letourneau, Anne Cogger, and Van Thompson. Also present were: CEO Brackett, Jeffrey and Trina Schroeder, Clifford Sherman, Eloise Ensor, Denny and Polly Davis, and Stephen Adams.

The applicants, Jeffrey and Trina Schroeder were present. The application is to construct three luxury-style tenting platforms approximately 600 linear feet from the applicant's home to be used as vacation rentals. The tents are cabin style, one and one-half stories with a loft, and will sit on wood decks supported by concrete piers. The tents will be located adjacent to a wetland.

Chair Cox explained the on-site visit is to understand the physical site of the project. Jeffrey Schroeder gave a short visual presentation of the proposed project. The visuals included the Gartley & Dorsky septic sketch plan, a photograph of the site area including the wetlands, and an example of the luxury-style tents they plan to build.

Schroeder had the leach field staked out and explained how the septic system line would run from the tents to the front of the property to the leach field. Chair Cox asked if the septic line would run along the cleared path and be above ground. Schroeder stated the septic line would be above ground, it would be covered but it would not be dug in/trenched. They would have to pump and would use a 1 Hp grinder pump positioned by the tents, down in the ground. Schroeder stated they will have to run the pump off solar panels. The leach field will be two feet below ground and two feet above ground; there will be a mound where the tank goes because there is ledge. "If you go down two to three feet, you hit ledge, so it has to be raised."

Jordan asked if the green shaded area on the septic sketch plan was the wetland. Schroeder stated yes, that was the designated wetland, and it covered a good chunk of the property there.

Davis: Would the renters drive their vehicles back to the tent? Schroeder stated vehicles would park on the paved area and walk back to the tents.

Cogger asked about pumping the septic. Schroeder said the pump kicks on and off as needed. It has a float in it. It is a normal septic system.

Cogger: What about in the winter? Schroeder said in the winter it will be blown out. The line will be cleaned out so there is no liquid left in there to freeze.

Cogger: What are the months you expect to rent these? Schroeder stated from April to October.

The Planning Board then walked to the tent site where Schroeder had staked out the three tent areas.

Davis: Are the wetlands protected? Schroeder stated yes, they are protected. They had to get a permit from the State to develop the area.

At the tent site, Schroeder pointed out the staked path and where he would have a raised walkway to each tent. He pointed out the location for the water tank and stated the water tank could be serviced by a water truck with a long hose.

Cogger: If you keep going beyond the tents, what do you hit? Schroeder stated there are two more properties over there and then the ocean which is a one-quarter mile.

Hewlett: How wide is your walkway? Schroeder stated it will be four feet wide. The ADA states it must be at least three feet wide.

Hewlett: Is that what the DEP permit says? Schroeder stated they did not specify. The DEP accounted for the total square footage of the development, the footprint of the three tents, the footprint of the walkway, and they included the pond in the permit.

Chair Cox: Will all the area be cleared? Schroeder stated it will be cleared in terms of installing the septic. They will have to come in and dig in the grinder pump which sits in a three-foot concrete pump station.

Adams: Are all three of the tents' wastewater going into one? Schroeder stated yes, they will all go into one so they will have dug a trench and will have to gravity feed into that. That will be the only digging they will do. The tents will sit on concrete pads and possibly he will lay landscape fabric underneath those.

Question: How will the concrete trucks get in here? Schroder said there is no concrete. They are concrete footings. They can make them or buy them and bring them in.

Schroeder showed the area of the second tent. Cogger asked for the dimensions of the tents. Schroeder stated the tents can accommodate up to four people. They are 400 sq. feet or 27' x 19' and part of that is an 8' deck on the front where the hot tub will be. He noted just beyond the staked line is where it drops down into the actual wetland where the standing water is.

Chair Cox: Are you intending to leave the trees? Schroeder stated the tree in front of Tent 3 will have to be cut down, but he thinks that is the only one to go.

Adams: Where will the solar panels go? Schroeder pointed out an area between the two tents.

Hewlett: Will they have campfires? Schroeder stated there is a firepit. That would be the only option for a fire.

At the third tent area, Schroeder stated all the tents are more than 10 feet away from the property line. "Where it has been cleared is the property line. The previous owners cleared out a lot of trees in the area."

Question: Could you show us where the back corner of the last tent is? Hewlett asked if that is 20 feet off the property line? Chair Cox stated they will look at the map. Hewlett asked if they are getting one and Cox stated yes.

Cogger: What about the water supply in the area? Schroeder stated they will have a standing water tank. It will be potable water but probably just for showers and toilets. They will provide drinking water, but he has to talk to the water supplier.

Cogger: No kitchen but will there be an outside place for people to cook like a deck? Schroeder stated he plans to potentially put a stone grill in this area where the renters can barbecue otherwise, they are going to encourage renters to use local restaurants.

Cogger: What about coffee? Schroeder stated the tents will have a coffee machine. Cogger: A refrigerator? Schroeder: Yes, a small refrigerator and there is enough power, so they could do heat pumps and perhaps eventually air conditioning cassette units that go on the wall. Schroeder stated that possibly in four or five years they will start offering food, doing a B&B.

Question: How high above the ground level will the pipe be that runs the septic off the front of the leach field? Schroeder stated it will be on the ground. It will be covered with fill; you will not see it. He said they are doing it that way to save money as it would be very costly to try to trench in through some of the areas.

Question: So, it won't be raised above the ground, at all, it will just be on the ground? Schroeder stated is a 2-inch pipe and you probably won't even notice it. "From here to the leach field is about a 15' elevation difference so the pump has to cover that elevation and the pump can pump more than 1,000 feet so it will be enough to get it there."

Cogger: How high are the tents? Schroder stated they are 15 feet.

Hewlett: And the base is a little elevated? Schroeder said the base will be a couple of feet off the ground because (even) from the back to the front there is a little bit of a difference.

Cogger: All the entrance and exit will be on this side? Schroeder stated it will on the side of the tent; there will be steps that go up. The walkway will go up to the steps up into the tent.

Adams: Will there be any lighting going back and forth here? Like people come in after dark and they want to get down here.

Schroeder: I think we will do the solar lights back here. We have some in the yard already to mark the path. We need to make sure it is lit but it will be the down-facing lights and will just illuminate the paths.

Hewlett: Are you going to have some type of motorized ATV or Kubota so they can haul their baggage in? Schroeder stated they have an ATV that they could use for that. He said it is camping and had not given it that much thought. He figured they would carry their things in. Cogger suggested they could have wagons or something similar.

Hewlett asked if they would have Wi-Fi. Schroeder did not think so as he did not think the Wi-Fi from his house would reach back to the tent area. He stated the tents will have radios so they can communicate with the house in case of an emergency. If there is a problem they can sound an air horn, and they will have first aid kits on the premises.

Schroeder stated they will have to hand carry in all the wood, one piece at a time and construct the tents on-site. For the first year, he thinks they will start with one to two tents and see how things go, then possibly add the third tent in a couple of years.

Hewlett: Don't let your permit expire.

Cogger: Will there be signage? Schroeder stated that on his application, he put that he might have a small sign but is not planning on any signage. He thought the renters could find the site by their house number.

Schroeder thought the only person who might be able to see the third tent was Dennis Cushman. But other than that, he did not think anyone would see the tents from the road other than Cliff Sherman.

Sherman: How far is that from the line? Chair Cox said they would have to look but thought it had to be 20 feet.

Schroeder: The setback on the line? It is at least 10 feet.

Adams: Isn't this considered commercial? Commercial is 20 feet.

Schroeder stated he would have to measure it. Chair Cox stated it would need to be 20 feet.

Hewlett: Are you submitting a plan with all the measurements before the meeting? We will need it or the project will be delayed again. It all needs to be very specified.

Schroeder thought the setback was 10 feet. Jordan said it was 20 feet for Commercial. Chair Cox suggested Schroeder talk with CEO Brackett about the setbacks.

There being no other questions or comments, the onsite visitation ended at 5:35 p.m.

Respectfully submitted,

Marguerite R. Wilson
Planning Board Recording Secretary