

**Planning Board On-site Inspection
Town of St. George
Gerry Cushman
March 11, 2019**

The on-site inspection began at 5 p.m. Planning Board members present were: Anne Cox, Chair; Jane Brown, Ray Emerson, Mary K. Hewlett, and Brendan Chase. Also present: CEO Terry Brackett, Richard Bates, Dana Goldsmith, Paul Fowlie, Glenn Fowlie, Gerry Cushman, and Andrew MacCaffray.

The applicant, Gerry Cushman, was present. Mr. Cushman plans to purchase a 1.3-acre piece of property from Andrew MacCaffray, owner of Clark Island Boat Works, and build a 3,000 square foot cold storage facility/bait freezer with parking and unloading at 13 Rein Road, LLC. The property lines were marked with fluorescent tape.

Mr. Cushman is a lobster-fisherman from Port Clyde who is concerned about the future of the lobster-fishing industry. Mr. Cushman said recent news reports are warning of a major bait shortage for the lobster industry. Cushman thinks by August there will be some lobster fisherman who will not be lobstering because of the bait shortage. He noted there is not enough infrastructure on the coast of Maine for freezer space and since most people in town are connected in some way with the lobster industry, his plan is to build a freezer storage unit to help alleviate this situation. No excavation work has been done to date and he said it will be contingent upon getting a permit from the town.

Mr. Cushman stated the structure will be 40' x 60' and will resemble that of the Clark Island Boat Work's building; three-phase power will be used. There will be one down shielded light above the door and no windows in the building. There will be one large door and an entrance door at the front of the building and one exit door at the back of the building for safety issues.

The site plan was reviewed for property lines, building location, barrier lines between Cushman's proposed structure and the Clark Island Boat Works, and the setback lines. Hewlett asked if the business was successful, could he build another freezer structure at this location. Cushman said no, he will have just one structure.

Chair Cox asked how 18-wheelers will enter and exit the location. Cushman said it will be similar to the layout at Clark Island Boat Works. Vehicles will enter and access the building from the side.

Hewlett asked about the two compressors. Cushman stated there will be two small compressors located at the back of the building. There will be little noise from these as they are quiet. Mr. Goldsmith asked if the compressors will be outside. Cushman said yes, they have to be outside. He stated the condensers (which are loud) will be located inside the building.

Mr. Fowlie asked about run-off water. Cushman states there will only be frozen product coming into the building and only frozen product going out.

CEO Brackett asked how the frozen product will be packaged. Cushman said there are 55 boxes to a pallet and each pallet will come totally shrink-wrapped. The boxes are lined in plastic.

CEO Brackett asked if the cardboard (box) had wax on it. Cushman said no, it was just cardboard. Cushman said there will be no waste disposal for cardboard at this location. He said the fishermen (buying the frozen bait) will need to take care of disposing of their own boxes. CEO Brackett noted there is little market for the waxed cardboard waste but if it is not waxed, there is more market for it. Cushman said the Port Clyde Co-op takes pride in recycling. They have a dumpster for cardboard, one for plastic, etc., then take their recyclables to the transfer station. Cushman said there will be no dumpster on site.

Chair Cox asked if a well will be drilled since a possible septic area was noted on the site plan. Cushman said he did not foresee drilling a well. The freezer will be at 13 degrees to minus 13 degrees. Cushman said if water gets into the building, it will freeze and drainage is not recommended in freezers. He states he has permission to use MacCaffray's water and septic.

Mr. Goldsmith, an abutter, asked about the overall drainage situation and where the water will be directed after the pad has been built. Cushman said he could not answer that question but will work with the excavator to try to keep the surface water run-off away from abutters and contained on his property. MacCaffray noted the ground is still frozen but when they can get the excavator in to do the site preparation work, they might dig a retention pond and re-direct the water into the pond. MacCaffray noted the location of the pond maybe behind and at the corner of Cushman's property line/structure, depending on where they can excavate.

Chair Cox noted that a public hearing on this application will be held at 6:45 p.m. on March 12, 2019 at the town office .

There was no further discussion. The on-site inspection ended at 5:13 p.m.

Respectfully submitted,

Marguerite R. Wilson
Planning Board Recording Secretary