

**St. George Planning Board
On-site Inspection
50 Shipyard Road
July 27, 2020 - 5 p.m.**

The on-site inspection began at 5 p.m. Planning Board members present were: Anne Cox, Chair; Ray Emerson, Michael Jordan, Mary K. Hewlett, and Alan Letourneau (Absent: Jane Brown) Also present were: CEO Brackett, Richard Bates, Will Gartley, and Michael and Ann Smith.

The applicant and owners of the property are Michael and Ann Smith, 50 Shipyard Road, Tenants Harbor, and were present for the on-site visit. Will Gartley of Gartley & Dorsky Engineering was also present.

Gartley reviewed the property. He pointed out the 75' setback area in relation to the main part of the cape portion of the house and the 75' setback on the south side of the house. He stated the well is situated behind the house next to the parking area. He pointed out the ledge outcrop, the tree to be removed and the tree the Smiths did not want to remove. The Board observed the boathouse and its location. Gartley explained that relocating the structure closer to the boathouse would make it really difficult to get in and out of the overhead doors.

Gartley explained that the glass ell, the sitting room, and the main part of the cape are the parts the Smiths are hoping to save. One option he and the Smiths discussed since the last meeting is they tear off the portion of the building behind the 75' setback, leave the portion in the buffer zone and forego putting a new foundation under it. Gartley stated it was not his preference but they could fix the leaning supports that are under the glass ell and make it work as long as they did not do more than 50% of the value of the portion that it within the 75' setback. He said most of the structure is behind the 75' setback that they want to make the massive changes to.

Gartley stated the Smiths have the option of leaving it. He said it seems like it would be in everybody's best interest to let them slide the building back 5 feet and put a real foundation under it. He stated his preference is to replace the entire original foundation under the house because it is no longer vertical, it has settled inconsistently, is uneven, there are holes in it, and the blocks are not in great condition.

Hewlett asked if they discussed replacing the location of the boathouse doors. Michael said there had not been. He owned the building, but his brother, who uses the boathouse, has a 99-year lease, and that is not Michael and Ann's decision to make.

Chair Cox asked to be shown the view easement line which is on the west side of the house. Gartley pointed out and explained how the line ran. Smith said the easement is a structure easement; the trees have been there for years, but the view easement is for structures.

Hewlett asked about the location of the abandoned well and for the location of the new well. Smith and Gartley pointed those out. The Smiths said they would rather not drill a new well as their current well water is very good compared to his brother's (his neighbor) water.

Chair Cox asked for other comments or questions. There being no other comments, the onsite visitation ended at 5:12 p.m.

Respectfully submitted,

Marguerite R. Wilson
Planning Board Recording Secretary