

St. George Planning Board Meeting Minutes
7:00PM Tuesday, March 10, 2026
Town office

Individuals Present for the Meeting.

Board Members: Anne Cox, Michael Jordan, Richard Moskowitz, Elaine Taylor

Also present: Terry Brackett, Erin Dent, Wendy Carr, David Miller

Open Regular Meeting. The meeting opened at 7:00PM.

Establish Quorum. A quorum was established with Ms. Taylor sitting in as a voting member.

Conflict of Interest. None.

Adjustments to Agenda. Mr. Brackett added an update about an application to Other Business.

Review Minutes. The minutes from the February 24th meeting were reviewed and approved with two small changes for clarity.

Public Comments. None.

Discussion with David Miller regarding changes in State of Maine Laws relating to Accessory Dwelling Units, subdivisions and St. George ordinances.

Mr. Miller explained that he would like to put in two duplexes on a lot that he owns, but he would need to buy some land from an adjacent lot to make his lot large enough for 4 units. His understanding is that he would need to buy 2.5 acres to make a total of 5 acres, but he's not sure if 5 acres would be necessary for 4 units under the new State laws.

Mr. Jordan clarified that St. George's ordinances do currently require a 5-acre lot for 4 dwelling units, but after the ordinances are amended to comply with the recent State legislation, only 4 acres will be required for 4 units.

Mr. Miller said that he would prefer to buy 1.5 acres (to make 4 acres) instead of 2.5 acres (to make 5 acres), and he asked whether he could get a conditional permit or something similar to move forward using the 4 acre requirement while waiting for the ordinances to be amended. He added that he plans to make the duplexes single story and almost completely ADA accessible.

Mr. Jordan asked Ms. Cox whether the Planning Board can apply State law before it's put into the Town's ordinance. Ms. Cox replied that they would need to ask the Town attorney, but they could explore that.

Mr. Miller clarified that he would also like to combine the 2-acre lot that he owns with parts of another lot he owns that has some accessory buildings and a parking lot. Mr. Jordan asked whether these accessory buildings and the parking lot combined with the duplexes would still be under the 20% lot coverage maximum. Mr. Miller said that he would make sure it would be.

Another issue is that under current Town ordinances, developments with 3 or more units constitutes a subdivision, so Mr. Miller would need to divide his lot into 2 lots and therefore pay property taxes on two base lots. Under the new State legislation, however, subdivision is now triggered at 5 units. Ms. Cox commented that they could ask the Town lawyer about applying this legislation, as well. She will ask the town manager about reaching out to the lawyer.

Mr. Jordan clarified that the required ordinance changes will not be ready by the May election, but they may be ready by the November election.

Mr. Brackett asked what the rough square footage of the duplexes will be. Mr. Miller replied that he doesn't have exact designs yet, but he's planning to make them relatively small, cottage-style dwellings.

Other Business. Mr. Brackett gave an update on the proposed coffee shop at Cod End, whose application was approved by the Planning Board at a previous meeting with the condition that they secure 12 parking spaces. The applicant sent two letters to Mr. Brackett: one from Tad Miller allowing use of up to 12 spaces in the upper parking lot by Cod End (not the one directly next to the wharf); and a contract with the CDC allowing use of 4 spaces in their parking lot during specific times and days. Ms. Cox stated that this does satisfy the applicant's parking requirement, and they don't need to come back to the Planning Board.

Ms. Cox noted that she hasn't yet reviewed the strategies within the comprehensive plan that apply to the Planning Board, but she will, and others are also welcome to review them.

Adjournment. Mr. Jordan motioned to adjourn the meeting, Mr. Moskowitz seconded it, and all were in favor. The meeting adjourned at 7:37PM.