

St. George Planning Board Meeting Minutes
7:00PM Tuesday, March 24, 2026
Town office

Individuals Present for the Meeting.

Board Members: Anne Cox, Michael Jordan, Richard Moskowitz, Jane Brown, Alison Briggs

Also present: Terry Brackett, Erin Dent, Wendy Carr

Open Regular Meeting. The meeting opened at 6:58PM.

Establish Quorum. A quorum was established with Ms. Briggs sitting in for Ms. Cogger.

Conflict of Interest. There were no conflicts of interest.

Adjustments to Agenda. Mr. Brackett added some items to Other Business.

Review Minutes. The minutes from the March 10th meeting were not reviewed as there wasn't a quorum of members who were present at that meeting.

Public Comments. None.

Discussion of comprehensive plan strategies that are relevant to the Planning Board.

The Planning Board reviewed each strategy within the 2025 comprehensive plan for which they are listed as a responsible party. There was some discussion of a few strategies for which they agreed they should not be identified as responsible because they are reactive, not proactive. Ms. Cox stated that she would bring this up with the Select Board. Additionally, the Board identified several strategies that are already being implemented.

For Strategy 6C-1.3 (*"Review (and update as needed) local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with..."*) and for a few other strategies related to ordinances, Mr. Jordan stated that he would check if the Town's ordinances align with the strategies.

For Strategy 6D-1.3, (*"...to include as part of the review process, consideration of pertinent maps produced by the Maine IFW Beginning with Habitat program and information regarding critical natural resources."*), there was some discussion about whether the Board uses Beginning with Habitat maps and whether they are required to by the ordinance. The Board decided to wait

until the Conservation Commission updates its maps using Beginning with Habitat data, which they are in the process of doing. Once these maps are updated, the Board will decide if any additional action needs to be taken.

For Strategy 6F-4.2 (*“Improve, implement, and enforce local ordinances to monitor and control the use, development, and pollution of the coastal waters in the Town of St. George (e.g., considering stormwater runoff, phosphorus generation, erosion, construction, etc.)”*), there was general agreement that this is already being done, but the Board will look into what the State says, if anything, about phosphorus. Mr. Brackett commented that any ordinance related to phosphorus seems difficult to enforce. Ms. Briggs suggested that perhaps during site plan review they could ask a question about whether the applicant has considered phosphorus generation. Ms. Cox stated that she will look into state requirements about phosphorus, and then they can decide on any actions.

For Strategy 6G-3.5 (*“Consider simplifying the municipal permitting process for repairing and upgrading waterfront infrastructure after storms or flooding (e.g., a fast-track process for small-scale improvements that enhance climate resilience).”*), there was discussion of what the Town would be allowed to do under State law to make things simpler. There was general agreement that the Town permitting process is already as simple and efficient as it can be.

Other Business.

Mr. Brackett stated that someone wants to add a seasonal float to an existing pier and that he believes this would be classified as a seasonal float, even though it will be attached to a permanent pier. If this is the case, he can issue them a permit, and they don’t have to come to the Planning Board for approval. Mr. Jordan and Ms. Cox agreed that it’s a seasonal float and therefore Mr. Brackett has the authority to issue the permit.

Mr. Brackett also mentioned that he received a call from someone asking if the ordinance says anything about commercial solar farms. He told her that the ordinance does not say anything about commercial solar farms specifically. Therefore, they would just be treated as structures. Mr. Brackett asked if the Planning Board wants to look into amending the ordinance to include provisions about solar farms. He stated that South Thomaston, for example, has a paragraph in their ordinance about decommissioning solar farms, and he suggested that reviewing Warren’s ordinance could be a good place to start as they have a lot of solar farms. Mr. Carr added that solar panels are hazardous waste. There was some discussion about whether there would need to be infrastructure changes (e.g. 3-phase power) to feed solar power into the grid.

Ms. Cox suggested that it’s worth looking into the topic and requested that Board members review other towns’ ordinances regarding solar farms when they have a chance.

Adjournment. Ms. Brown motioned to adjourn the meeting, Mr. Moskowitz seconded it, and all were in favor. The meeting adjourned at 7:58PM.