

**St. George Planning Board  
On-site Inspection  
Thalheimer Residence  
219 Otis Point Road  
July 7, 2022**

The on-site inspection began at 5:00 p.m. Planning Board members present were: Anne Cox, Chair; Jane Brown; Michael B. Jordan; and Richard Moskowitz. (Alison Wholey Briggs, Anne Cogger, and Mary K. Hewlett were absent.) Also present were Jeff and Lizbeth Thalheimer, Richard Bates, Sondra Terry, and Rexford Baker.

The project described in the application is the reconstruction of a single-family residence that had been totally destroyed by fire. The residence was located in a marine residential district of the shoreland zone on a lot that abuts the St. George River and also includes a garage and a non-permanent storage shed. Chair Cox pointed out that the residence had not been in compliance with the water-body setback requirement of the Shoreland Zoning Ordinance because it was wholly located within 75 feet of the river and partially located within 25 feet of the river. She also noted that the Shoreland Zoning Ordinance provides that if a nonconforming structure that has been 50 percent or more destroyed is to be replaced, the new structure must conform to the water-body or wetland setback requirements “to the greatest practical extent as determined by the Planning Board.” Accordingly, Chair Cox stated that the purpose of the site visit was for the Planning Board to view the site in order to determine the practical extent to which the residence can be rebuilt farther away from the river than the destroyed building.

Mr. Thalheimer pointed out the location of the former residence, which had been marked by chalk lines and stakes, and the locations of the well pump, septic tank and pump, and septic field. In response to a question, he also indicated the approximate location of the side lot lines.

There were no questions or comments from the public.

Chair Cox declared the site visit completed at approximately 5:15 p.m.

Respectfully submitted:

Michael B. Jordan,  
Planning Board Secretary