

Planning Board
Minutes January 19, 2023

PRESENT: Bob Winters, Peter Haskell, Rene Sewall, Diana Turner, Ben Jackson
PUBLIC: Millard Billings (CEO) Evelyn Duncan, Christina Shipps, Kathleen Billings,
Chris & Morgan Eaton

ITEM 1: Minutes December 2022 Moved Turner second Haskell to accept Vote 5-0

ITEM 2: Permit Map 4B Lot 40A Loveland & Driesell
Install dock, ramp and float into Stonington waters
Sewall gave Board members a copy of the minutes of January 10th Harbor Committee minutes. The Harbor committee had reviewed the renewed application for the installation of a dock. Before making a decision on this revised application it had several questions. As no one was representing the owners at the Harbor meeting to answer the questions they tabled the request. After discussion the Board felt the questions needed to be addressed. Turner moved to table the application until the Harbor committee's questions had been answered, second Jackson Vote 5-0

ITEM 3: Permit Map 4A Lot 10 Chris and Morgan Eaton
Remove a house and construct a new house on the same footprint of existing house. Millard Billings commented that the existing building is a non conforming structure and a second building (boathouse/garage) is also non conforming. Sewall reported that town employees had searched all the old stored records and had found the following permits were issued in the past. They found the following:
The garage was permitted but a kitchen was not permitted in this building. (this building cannot be living quarters due to lack of acreage of property)
The mobile home was permitted, a 10' x 30' attached addition was permitted, a 12' x 30' attached addition was permitted, a 12' x 32' attached addition was permitted. There was no permit found for an irregular deck roughly 12' x 35'.
The old building is approximately 1940 square foot, the new proposed building is 1880 square foot. The plumbing inspector has approved a new septic system adequate for three bedrooms. The plan of the new building shows two bedrooms. After discussion between the Board and Millard Billings it was decided that the new building must meet the 16' set back so the design that does show a deck will not be acceptable. Owners agreed that they would redesign the proposed structure and come back to the Board with a new application. Board tabled the application.

ITEM 4: Should the Board consider new language regarding existing first floor use. If a building currently is using the first floor for commercial or retail space should the building be required to keep this space for that type of use in the future. Kathleen Billings reported that people are concerned about Main Street and what would happen is more commercial/retail space disappeared.

She mentioned that Stonington is part of the Downtown Network of Maine which is working to maintain downtowns in Maine, and she also mentioned that the town is working with the DOT Village Partnership to improve downtowns infrastructure and signage.

Shipp as a past and present retail/commercial property owner in Stonington told the Board that maintaining businesses downtown is crucial to the Towns survival as a village. But she also stated that it would be very important to structure the wording of any of the above very carefully, it cannot be just black and white.

The Board asked if we had examples from other towns.

Kathleen Billings has a three page example which Sewall will forward to the Board. The Board thought public hearings would be needed. Kathleen Billings stated that this will be a slow process, that Linda Nelson, her, and the town attorney will be working on possible actions, and that she hoped the Board would also work on it and have input.

Meeting adjourned at 7:30PM

Respectively submitted;

Evelyn K Duncan
Secretary







