

STONINGTON PLANNING BOARD  
MINUTES APRIL 17, 2025

PRESENT: Rene Sewell, Ben Jackson, Anna Goff, Tom Gotwalls, Seth Reece.  
Dave Ryan (alternate)

PUBLIC: Evelyn Duncan, Brian Billings, Jeff Warner, Belinda Hunter, Andy Ward,  
Dana Pruslow, Linda Cambell, Travis Fifield, Pam Dewel, Christina Carter,  
Roger Block, Ray (workforce engineer), Sarah Doremus (on zoom)

Minutes of March 20, 2025 Moved Gotwalls second Seth Reece to accept minutes  
Vote 3-0-2

Permits Eben O'Dell, 64 Sellers Road Map 4A Lot 20  
Rental permit: Property is owner occupied, is requesting one unit, meets  
insurance, emergency contact, and parking requirements Moved Jackson  
second Reece to accept permit. Vote 5-0 Board signed required documents

Fifield Lobster DBA 1806 Holding LLC Map 4A Lot 4  
Raising a one story building up two feet to prevent flooding from seawater  
rise. It is in the shoreland zone, all State permits and DEP permits obtained.  
The structure is not going to be enlarged. Moved Reece second Jackson to  
accept Vote 5-0 Board signed required documents

Mike & Suzy Shepard, Route 15, Map 1 Lot 38  
Rental permit: Property is owner occupied, is requesting one unit, meets  
insurance, emergency contact, parking requirements. Moved Goff second  
Gotwalls to accept permit Vote 5-0 Board signed required documents

Jen Bubar, Ice House Road Map 5 Lot 5G  
Requesting two tent sites on property  
Property is on Burnt Land pond so Shoreland Ordinance applies. Property  
is 1.9 acres. Application mentions outside showers and chemical toilets,  
but also plumbing permit for a 1,000 holding tank. Property is within  
the public watershed zone. CEO Billings thought a soil scientist would be  
required. Square footage needed for a campground indicates that only one  
site is doable. Moved Reece second Gotwalls that more information is  
required and permit should be tabled. Vote 5-0 Board signed to table

Thurlow's Way project of Island Workforce Housing Map 7 Lot 71  
Project is a 12 unit subdivision. Sewell asked Board members if any had  
a potential conflict of interest regarding the project. None had conflict  
Alternate Dave Ryan cannot vote at this meeting but if any present Board  
members are absent from future Board meeting regarding this project he  
will be able to vote. Multiple members of Island Workforce Housing were  
present along with their engineer, geologist, surveyor. Multiple maps  
were presented as well as a project notebook. Sewell informed those

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present that the project had to meet both subdivision review and commercial review standards. A site plan review must be filed and accepted. This is set forth in Section 3B of the Ordinance. Island Workforce Housing is asking for multiple waivers. Sewell informed the Board that waivers were usually granted if a project met hardship requirements. She also noted that if the applicant did not agree with Board decisions that appeals would not go to the town appeals board but to court in Ellsworth.

One waiver is water wells on the property.

They noted that the project borders the town water district but is not included in it. Sewell had just received a letter from Sevee and Maheir (representing the Stonington Water company) with various concerns. She gave the letter to the Island Workforce Housing's geologist. As the geologist has not seen the letter she responded that she would reply to the letter concerns as soon as possible. The geologist presented locations of wells and results of the hydraulic study she did for the project. Her opinion was that there would be adequate water for the number of units requested.

Road Standard waiver

A right of way is 66 feet. Island Workforce Housing does not believe that any right of way is required as there are no private lots. All lots will belong to Island Workshop Housing. Sewell was not sure this is true as there has been no commercial site plan review yet, therefore more clarity is required. The question was asked if the entrance could be moved to the other side of the cemetery located on this property. Then there would be room for a wider road. Their engineer thought the layout house construction wise would be better left as drawn. Their surveyor informed the Board that road widths as presented should be adequate. She noted that she has a 20 years experience on the island.

The hammerhead turnaround was discussed. The Board was informed that the Town Fire Chief had inspected the drawings and determined that there was enough room for fire trucks to obtain access and turn around.

The engineer presented maps showing drainage for the property. He noted that only the upper part of the property is going to be developed as the lower part has some wetlands. He described how the flow of rain water runoff will be controlled.

Sewell told Island Workforce Housing that as more information has been Requested that this application will continue at the next Board meeting. She also stated that the Board will probably request an onsite inspection in the future.

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There being no further business before the Board. Moved Jackson second Reece to adjourn. Vote 5-0

Meeting adjourned at 8:05PM

Respectively submitted

Evelyn K Duncan  
Secretary

<u>Rene Sewall; Chair</u>	<u>T. Goforth</u>
<u>Am H</u>	<u></u>
<u>B. J. Smith</u>	<u></u>