

~~**DRAFT**~~

Stonington Planning Board Meeting

16 May 2024

PRESENT: Renee Sewell, Ben Jackson, Bob Winters, Anna Goff, Seth Reece, Tom Gotwalls

PUBLIC: Brian Billings, Jeff Olsen, Erik and Laura Johnson, Bob and Marji Littman, Will Robinson, Myrna Clifford, Jack and Fay Beaudoin, Julie Morengello, Sandra Ward, Brian Burgess, Morgan Eaton

ZOOM: Justin Morgan, Tadeusz Rajver, Richard Saada

Meeting was brought to order by the Chair at 6:30pm. A quorum was present.

A motion was made to accept the minutes of the last two PB meetings, as written.

29 Feb 2024

Moved: Reece

Second: Jackson

Approved by vote: 6:0

21 March 2024

Moved: Gotwalls

Second: Sewell

Approved by vote: 6:0

Item 1: Commercial site plan for a temporary bakery/café, garden and greenhouse with lot improvements – Margie Littman – 40 School Street – Map 5 Lot 55

A Public Meeting was called to order. Applicant read a prepared statement providing a narrative and general overview of the project which would proceed in several phases. Site improvements would include a garden, a greenhouse and outdoor seating. A temporary shed or food cart would be placed on site for the sale of baked goods prepared at her home under her Home Food Processing License. Eventually, she envisions expanded plans to include a permanent structure with kitchen and some indoor seating. Plumbing permit is already in place. Her plans for this summer are limited to site improvements and perhaps the placement of the temporary shed and greenhouse, none of which require PB approval. She does not yet have a contractor and no specifics were provided. No action was taken by the Board. Applicant regarded this meeting as more of a fact-finding opportunity. After a few questions, a motion was made to close the Public Meeting.

Moved: Reece

Second: Goff

Approved by vote: 6:0

Item 2: Buggin' Out LLC – Crockett Cove Silohouse – single family house - 129 Barbour Farm Road – Map 1 Lot 10

Application for permitting of a 875 sq ft permanent home was presented by the architect representing the owner. Application was found to be complete, permits were provided, ownership of the property was demonstrated and the project was found to meet all requirements and setbacks.

DECISION: Motion was made to Approve the application with the understanding that provisions will be made for erosion control, that 100-foot setbacks will be maintained and that all restrictions outlined in Section 14 of the Shoreland Zoning Ordinance will be abided.

Moved: Jackson

Second: Reece

Approved by vote: 6:0

Item 3: Marie Noelle Meyer – single family house – 160 Fifield Point Road – Map 4A Lot 1A

Application was made for a single-family house (cabin) on a pre-existing site. Drawings were presented with the application but lacked much detail. No one was present to represent the applicant. Plumbing permit was provided and the application was determined to be complete and meeting all requirements.

DECISION: Motion was made to Approve the application with the understanding that provisions will be made for erosion control, that 100-foot setbacks will be maintained and that all restrictions outlined in Section 14 of the Shoreland Zoning Ordinance will be abided.

Motion: Reece

Second: Jackson

Approved by vote: 6:0

Item 4: Richard Saada – single-family home after demo of existing structure and moving existing barn and shed – 41 Neal's Cove Road – Map 3 Lot 41

Application was made to remove an existing structure and build a new 4051 sq ft home on the site. The builder was present to provide architectural drawings and describe the project. Plumbing permit and project approval from the Maine DEP were provided. The application was determined to be complete, meeting all requirements for approval.

DECISION: Motion was made to Approve the application subject to the replanting of vegetation and that all restrictions outlined in Sections 12 and 14 of the Shoreland Zoning Ordinance will be abided.

Motion: Winters

Second: Gotwalls

Approved by vote: 6:0

Item 5: Rose Gove – raise and repair damaged wharf, repair “Bill’s Place” shop and move back into place – Andy’s Way – Map 7B Lot 74

Application was made to restore wharf and structure damaged during the January 10th storm and tidal surge. Building will be moved to it’s original location and raised an additional 3 feet. The Board found no objections to the project.

DECISION: Motion was made to approve the application. Motion: Jackson
Second: Goff
Approved by vote: 6:0

Item 6: Green Mountain Communications – addition of Verizon antennas, slab for diesel generator, ice bridge and two ground equipment cabinets. – 56 Cemetery Road – Map 5 Lot 3

Application was determined to be complete. There will be no change in height to the tower. There were no objections to the project moving forward. Green Mountain provided no representation at the meeting to provide description or to answer questions. In the future, the Board requests that such applications be accompanied by a representative at the meeting.

DECISION: Motion was made to Approve the application Moved: Jackson
Second: Goff
Approved by vote: 6:0

Item 7: Erik Johnson DBA Flame LLC – short-term rental – 27 Main Street – Map 8A Lot 22

Application was made to convert the second floor of 27 Fathoms Restaurant to a short-term rental. Application was determined to be complete except for the availability of tenant parking. On-street parking in front of the restaurant and the parking lot on Pink Street are municipal and do not qualify. Owner stated that they can provide parking at a remote location on Cemetery Road. Our STR requirements state that parking must be provided but does not indicate where that must be.

DECISION: Motion was made to Approve the application subject to evidence and proof of ownership of approved parking area.

Motion: Reece
Second: Winters
Approved: 6:0

Item 8: Bryan Johnson, Johnson Family Trust – short term rental – 85 Indian Point Road – Map 6 Lot 39

Application was determined to be complete but does not qualify for approval. Owner is not a permanent resident and the property lies within 1000 feet of an existing STR.

DECISION: Motion was made to Deny the application for non-compliance.

Motion: Reece
Second: Gotwalls
Approved by vote: 6:0

New Business: A discussion about the appropriateness of our current Short Term Rental Ordinance followed the agenda items. Realtor Morgan Eaton suggested that it should be less restrictive, providing for more opportunity for the creation of new STR's, arguing that they are an economic driver for the local economy. These short term tenants, she said, frequent local businesses and restaurants and help support our tourism industry.

Motion was made to adjourn meeting at 8:05pm

Moved: Reece
Second: Winters
Approved by vote: 6:0

Next meeting scheduled for Thursday, June 20, 2024.

Respectfully submitted,

R N Winters - Secretary



Renee Sewall - Chair



A. J. H.

T. Gotwalls

