

PLANNING BOARD MINUTES  
NOVEMBER 17, 2022

PRESENT: Renie Sewall, Diana Turner, Bob Winters, Ben Jackson, Caleb Scott, Anna Goff  
PUBLIC: Evelyn Duncan, Gay Atkinson, Jane Proctor, Bill Damon, Andrew McCulloch,  
Amanda Sparks, Millard Billings CEO

ITEM 1: Minutes July 21, 2022 Moved Scott second Jackson to accept Vote 3-0-3

ITEM 2: Permits

Ace Lobster Map 8B Lot 73 Construct a 21' x 100' dock Stonington Harbor  
Sewall passed out a copy of the Harbor Committee minutes with their  
recommendation that 100' would interfere with current moorings but either  
20' x 60' or 30' x 60' would be acceptable. Damon representing Ace Lobster  
told the Board that 20' x 60' would be acceptable to the company. Sewall  
directed Damon to take the permit back, make all necessary changes or  
approvals and bring the permit back to the Planning Board for approval at  
the next meeting.

Old Quarry LLC Map 3 Lot 93-5 Construction of two additional cabins on site  
CEO Billings voiced the concern that two additional cabins when two others were  
built in 2021 could generate a sub-division. Sparks and McCulloch were  
representing the owners. They both stated that the cabins would be for single  
family use and would not be rental properties. McCulloch stated that if the  
construction was for single family use then the permits should not be considered a  
subdivision. CEO Billings has a scheduled meeting with the architect, the engineer  
(McCulloch), and Sparks (owner representative) this Tuesday, to answer any  
questions. The two cabins are not in the shoreline zone, and it will not be a  
subdivision if it is single family use, so Billings can issue permit. Fees will be  
collected Tuesday.

Motion Jackson second Turner to approve permit for cabin A & B with residential  
use only, no rent or lease provisions are allowed. Vote 6-0

Jane Proctor Map 8A Lot 72 Change of use, put third apartment above garage.  
The apartment would have no kitchen, but a new bathroom. There is a fire exit,  
the Sanitary District tank size is adequate for the building including the new  
apartment, and it is not a subdivision as the other apartments are way over 5 years  
old. Proctor noted that the apartment would not be for rental but for her use only.  
The other two apartments are rental units. The building is in the shoreline zone  
district. Fee would be \$ 100, Proctor paid fee.

Moved Winters second Jackson to approve the change of use. Vote 6-0

Meeting adjourned 7:30PM as no further business

Respectively submitted;

Evelyn K Duncan, Secretary

