

Planning Board  
Minutes December 15, 2022

PRESENT: Rene Sewall, Diana Turner, Anna Goff, Ben Jackson, Bob Winters,  
Peter Haskell

PUBLIC: Evelyn Duncan, Sue and Pete Buxton

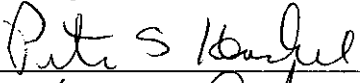
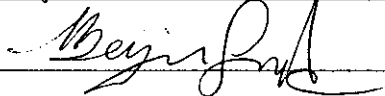
ITEM 1: Minutes November 2022 meeting  
Moved Goff second Jackson to accept minutes Vote 5-0-1

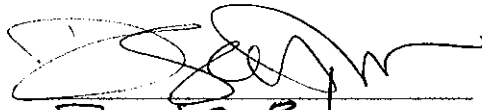
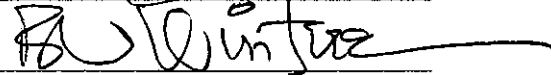
ITEM 2: Permit Map 1 Lot 56 Sue and Pete Buxton  
Change of use from residential to commercial. Barn adds a  
bathroom, inside second story extended to full extent. Insulate  
walls, add walk in cooler. Finish inside third story for possible  
employee efficiency apartment.  
Moved Goff second Jackson to accept change of use to commercial  
Vote 6-0

Meeting adjourned at 6:45PM

Respectively submitted;

Evelyn K Duncan  
Secretary

  
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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

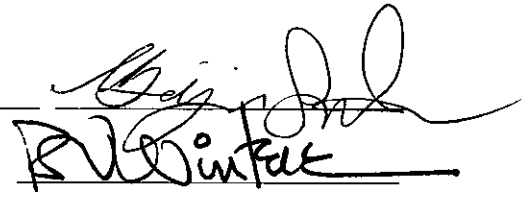
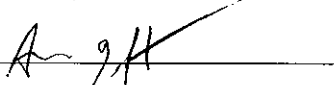
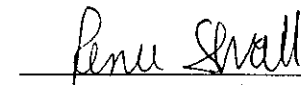
Jane Proctor Map 8A Lot 72 Change of use, put third apartment above garage.  
The apartment would have no kitchen, but a new bathroom. There is a fire exit,  
the Sanitary District tank size is adequate for the building including the new  
apartment, and it is not a subdivision as the other apartments 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



Stonington Planning Board  
Minutes July 21, 2022

PRESENT: Rene Sewall, Caleb Scott, Ben Jackson, Roger Bergen  
PUBLIC: Judy Jenkins CEO, Evelyn Duncan, Susan Bergen

ITEM 1: Minutes passed for December 14, 2021  
January, 2022  
May, 2022  
June, 2022

ITEM 2: Roger Bergen regretfully notified the Board of his resignation.  
They are moving out of Stonington. He also told the Board that he  
would have to recuse himself from the permit application as it involves  
his house.

ITEM 3: Permit Map 7A Lot 32 Roger and Susan Bergen Change of use from garage  
to bedroom and bath on second floor. No kitchen permitted.  
Moved Jackson second Scott to accept application Vote 3-0

There being no further business meeting adjourned at 6:45PM

Respectively submitted

Evelyn K Duncan  
Secretary

Caleb Scott  
Rene Sewall

[Signature]

Town Planning Board  
Minutes May 19, 2022

PRESENT: Rene Sewall, Diana Turner, Anna Goff, Ben Jackson, Caleb Scott,  
Ben Jackson

PUBLIC: Evelyn Duncan, Ronald Trundy

Item 1: Minutes of December 2021, January 2022, March 2022 approved

Item 2: Permit Map 8A Lot 65 Stonington Lobster Co-op

Convert upstairs of building into three bedrooms and one kitchenette. No bathroom. Existing bathroom on first floor will be used. Trundy commented that this was being requested because of the lack of rental space for workforce. The Co-op has already received permission from the DEP and from the Sanitary District. Board studied the drawings but had no questions. Moved Turner second Jackson to accept permit. Vote 5-0

There being no further business meeting adjourned at 6:30PM

Respectively submitted

Evelyn K Duncan  
Secretary

Rene Sewall  
Ben Jackson  
Caleb Scott

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Stonington Planning Board  
Minutes 3/17/2022

PRESENT: Rene Sewall, Anna Goff, Bob Winters

PUBLIC: Judy Jenkins CEO, Evelyn Duncan, Linda Campbell, Kathy Rees

ITEM 1: Minutes December 2021 meeting Tabled till next meeting

ITEM 2: Permit Ryan & Jennifer Larrabee Map 2 Lot 78 Subdivision

Linda Campbell represented the applicants. Presented drawings and specifications. Subdivision occurred because one area was sold to the Odd Fellows and before the 5 year time limit was up the Larrabee's decided to sell a portion of the remaining property which then created the need for a subdivision permit.

Sewall asked if abutters had been notified via certified mail – Answer yes  
No unfavorable comments were returned.

Goff asked about existing wells and septic

Sewall noted that this was not going to be a development just 3 parcels from one property of around 30 acres.

Moved Winters second Goff to accept permit Vote 3-0

ITEM 3: Permit Isaac and Meghan Dworsky Map 3 Lot 27 Engineer turn around for a very steep driveway. Gravel underneath grass on top. Landscape property with additional shrubs etc. At back of house create better drainage so that basement does not flood by building octagon rip rap wall and slope with fill. Sewall asked where the erosion control plan was for during the construction period. No plan was submitted.

Sewall moved to approve the permit contingent of an erosion control plan being submitted to Jenkins (CEO) before construction. Second Goff  
Vote 3-0

There being no further business meeting adjourned at 7PM

Respectively submitted

Evelyn K Duncan  
Secretary

Rene Sewall

A - Goff

Bob Winters

Stonington Planning Board  
Minutes January 20, 2022

PRESENT: Rene Sewall, Diana Turner, Anna Goff, Caleb Scott  
PUBLIC: John & Judy Whitman, Evelyn Duncan, Judy Jenkins CEO

ITEM 1: Minutes December 2021 Table minutes till next meeting

ITEM 2: Permit Map 1 Lot 36 24 Whitman Road  
Khristy Michelle Inc

Owners would like to either rebuild the house saving one wall and one room or because of the condition of the house tear down the house and place a new structure 13'9" further from the water

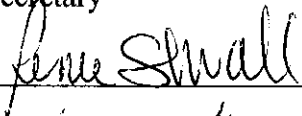

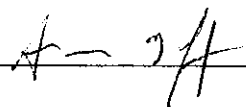

After discussion and review of the submitted plans and pictures it was Moved by Goff seconded by Scott to:

Tear down the existing structure and rebuild a new structure 13'9" further from the water so that the structure will be more conforming to code. The cubic foot of the new building will be either the same as the old building or not more than 30% more than the old building. This permit would be contingent upon a new septic system being installed and the receipt of a permit by rule from the DEP. This new structure must be one story only. Vote 4-0

There being no further business meeting adjourned at 7:30PM

Respectively submitted;

Evelyn K Duncan  
Secretary

  
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