

Planning Board
Minutes February 16, 2023

PRESENT: Rene Sewall, Peter Haskell, Ben Jackson, Diana Turner

PUBLIC: Evelyn Duncan, Al Hutchins (Loveland rep) Devon Prock (Ace Rep)
Millard Billings CEO, Linda Nelson, Kathleen Billings, Leslie (newspaper)

Item 1: Minutes January 2023 Moved Jackson second Turner to accept Vote 4-0

Item 2: Loveland/Diesel dock permit revisited different location Map 4B Lot 40A.
Al Hutchins presented pictures of the new location, drawings of the dock and float, and charts of new location. He explained that most of the dock would be on dry land and was necessary to get over the terrain. Sewall passed out copies of the Harbor Committee draft minutes where the new location was approved by the Harbor Committee. Hutchins reported that the float was seasonal and that water depth at low tide was minimal. It was moved Turner second Jackson to accept permit Vote 4-0 (As fee already paid for first application no additional fee charged)

Ace Lobster LLC revised dock permit Map 8 Lot 73 Location of dock the same but size will be 21' x 60'. Sewall reported that the Harbor committee had approved this revised size. Devon Prock told the Board that the dock will be precast reinforced cement with pilings and cross timbers. It will be constructed to support the weight of tractor trailer trucks. If approved Prock will contact DEP and Army Corp about the reduction in size from 100' to 60'. Millard Billings stated that \$175.00 was due in fees to the Town. It was moved Jackson second Haskell to accept permit. Vote 4-0 Prock will send fee.

Sewall opened a public hearing to amend building permit ordinance, site plan ordinance, shoreline ordinance, and sub-division at 6:45PM

Kathleen Billings stated that several of our ordinances need amendments. Copies of the ordinances with the proposed amendments were passed out. Discussion followed on the need for the Planning Board to have more guidance as far as historic structures were concerned and as far as recuping legal fees were concerned. The Board and the CEO also need verbage on demolition, conversion of property use, when subdivisions need to include moderate income housing, parking issues, and adverse effects on architecological resources. The Board needs to address the new State laws on accessory dwelling units and the new laws on lot size when additional dwellings added in Shoreland Zoning areas

Public hearing was closed 7:30PM

Item 3: After the discussion at the Public Hearing the Board decided to vote on the various changes proposed. It was moved Jackson second Sewall to approve the suggested changes recommended to the building permit ordinance, the site plan ordinance, the shoreland ordinance, and the sub-division changes
Vote 4-0

Item 4: Although not part of the Public Hearing as the proposed new Ordinance for Short Term Rentals was not advertised the Board was given a draft copy of this new ordinance. Kathleen Billings would like the Board to study the draft and give the Town Office opinions and or changes. The Board discussed the need for housing, the need for young families, the need for workforce, and the need to keep Stonington viable as a town. Discussion continued on the possibility of getting this ordinance on March Town Meeting. This will be very tight as there has to be a public hearing and another draft with possible more changes accomplished before the meeting. Kathleen Billings and Linda Nelson will work on it. Board promised to get back opinions within the week. Board set another Planning Board meeting for March 2nd to further discuss this ordinance.

Meeting adjourned 8:20PM

Respectively submitted;

Evelyn K Duncan






