

DRAFT

STONINGTON PLANNING BOARD MEETING

19 DECEMBER 2024

PRESENT: Renee Sewell, Bob Winters, Ben Jackson, Tom Gotwals

PUBLIC: Brian Billings, Travis Fifield, Linda Campbell, Carla Falkenstein, Pam Dewell

Meeting was called to order by the Chair at 6:35 pm. A quorum was present.

Motion was made to Approve the minutes for the November 21st meeting.

Moved: Jackson

Second: Gotwals

Approved by vote: 4:0

Item 1: Kent Bailey: 22 Greenhead Road: Map 7A Lot 53. New STR application

Applicant applied for a permit for non-owner occupied STR; 120 days. Application was found to be complete but property is situated within 1000 feet of another non-occupied STR and, therefore, is disqualified.

Motion was made to DENY the application based on restrictions 10(A) and 2(B) of the Town's STR Ordinance.

Motion: Gotwals

Second: Jackson

Approved by vote: 4:0

Item 2: Stephen Smith: 99 Whitman Road: Map 1 Lot 27A. New STR application

Application was made requesting a permit for a new, non-owner occupied STR; two bedrooms, 365 days. Application was found to be complete and permit fees were paid. In fact, this is a long term rental and, as a Planning Board, it is one we are not authorized to consider.

Motion was made to forward the application back to the Select Board for consideration.

Motion: Jackson

Second: Winters

Approved by vote: 4:0

Item 3: Richard Shriner III: 8 Gray Lane: Map 7B Lot 86: Shoreland stabilization and reconstruction of existing wall.

Applicant requested a permit to reconstruct, stabilize and supplement an existing rock shoreline at the SW corner of the property, damaged during the January 2024 storms ... an “emergency stabilization measure”. Rip rap and rock had been dislodged at the top of the slope because it was “randomly placed and not well distributed”. The two-phase project includes placement of more substantial rip rap, increasing the pitch of the slope and providing additional protection to the residence. Section 15-C of our existing Shoreland Ordinance is inadequate to make a consideration so we rely on State Standards 06-096-305 ME, Code R and 8. The State DEP has not yet approved the project.

A motion was made to Approve the application with the provision that DEP approval would be received.

Motion: Jackson

Second: Gotwals

Approved by vote: 4:0

Remaining time was given to workshop, continuing the discussion of possible changes and amendments to Town ordinances prior to the annual Town Meeting.

Selectman Travis Fifield summarized recent efforts by the Housing Taskforce to rework existing Town ordinances, bringing them up to date [with current standards](#) and climate conditions and making them more user-friendly and easier to understand. Linda Campbell provided some background to our current Subdivision Ordinance, pointing out many of its shortcomings and presented a newly revised document prepared by the Taskforce. Changes and additions were explained, many sections clarified and some others eliminated completely since they were no longer relevant. The Taskforce, at first, tried simply to edit the existing ordinance but it soon became evident that it was much more complicated. Instead, it was decided to completely rewrite the Ordinance. The Taskforce encouraged the PB to endorse the entire document but suggested that we could, at least, settle for five or so of the most important changes before forwarding it on to the Select Board. Some discussion followed and in the end, the PB agreed that the newly created Ordinance was well done, necessary and should be sent on to the Select Board, in whole, for their review.

Motion was made to endorse the new Subdivision Ordinance as written and forward it for consideration to the Select Board as an “amended document”.

Motion: Jackson

Second: Winters

Approved by vote: 4:0

Motion was made to adjourn the meeting at 8:50pm.

Motion: Jackson

Second: Gotwals

Approved by vote: 4:0

Next meeting is scheduled for 6:30, Thursday, January 16th.

Respectfully submitted

RN Winters - Secretary

