

# DRAFT

## Stonington Planning Board Meeting

15 August 2024

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

**PUBLIC:** Brian Billings, Caleb Scott, Emily Hildebrand, David Glezen, Maryanne and Stephen Lewendowski, Julianne Harris

**ZOOM:** Carlisle Glezen, Barbara Simmons

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

A motion was made to accept the minutes of the June 20<sup>th</sup> PB meeting.

Motion: Goff

Second: Jackson

Approved by vote: 6:0

Item 1: Stonington Workforce Housing LLC: Caleb Scott: 150 South Burnt Cove Road: Map 4, Lot 84

Application was made for the STR registration of four full-time housing units (three trailers and one bungalow). It was noted that the original map and lot numbers provided on the application were incorrect. The correct information was later provided. Applicant provided proof of residency, insurance and payment of fees. Other information demonstrated that the conditions for STR by a full-time resident were met.

**DECISION:** Motion was made to Approve the application.

Motion: Reece

Second: Jackson

Approved by vote: 6:0

Item 2: Stephen and Maryanne Lewandowski, James and Emily Hildebrand: 349 Oceanville Road: Map 3, Lot 60A

Application was made to increase the height of the south wall of the existing structure to accommodate a standard-sized entry door. This will result in a corresponding increase in roof height. It was noted that the application was incorrectly advertised prior to tonight's meeting. There has been no objections by abutting property owners. The house is a non-conforming property within the Shoreland Zone and it was noted that a 30% expansion of the building has been previously used by former owners. Increasing roof height will increase total volume of the structure but the footprint will not be expanded. The Board decided to approve the application based on restrictions outlined in Section 12: C,b,i of the Town's Shoreland Zoning Ordinance.

DECISION: Motion was made to Approve the application, contingent upon the resulting overall height of the building not exceeding 15 feet.

Motion: Reece

Second: Goff

Approved by vote: 6:0

Item 3: Julianne Harris: 18 Cat Cove Road: Map 3, Lot 16

Application was made for a STR for an accessory building on the owner's property. The application met all criteria for STR's except that the length of time that the property was to be available for rent was not indicated. The applicant, present at the meeting, indicated that availability was to be limited to 90 days.

DECISION: Motion was made to Approve the application.

Motion: Jackson

Second: Goff

Approved by vote: 6:0

Item 4: Emilie Whitley: 37 Walker Point Road: Map 4A, Lot 27

Application was made for a STR to be available for 87 nights. The rental will not be owner-occupied and the owner was not represented at the meeting. The property lies within 1000' of an existing STR and, thus, does not qualify.

DECISION: Motion was made to Deny the application.

Motion: Reece

Second: Gotwals

Approved : 6:0

Item 5: Carlisle Glezen: 19 Minister Field Road: Map 4B, Lot 39

Application was made to install a driveway, drilled well, septic tank and leach field in the Shoreland Zone. Evidence was provided that the proposed septic system is within required limits (as per Section 15:K1) and has been approved by the State's Site Evaluator. The 456' gravel driveway will end 170' from shore, within limits (as per Section 15:H1). About 26 trees will be removed (within limits of Section 15:P3).

DECISION: Motion was made to approve the application.

Motion: Gotwals

Second: Reece

Approved by vote: 6:0

No new business was presented.

Motion was made to adjourn the meeting at 7:45pm.

Motion: Goff

Second: Gotwals

Approved by vote: 6:0

Next meeting is scheduled for Thursday, September 19<sup>th</sup>.

Respectfully submitted,

R N Winters - Secretary