

STONINGTON PLANNING BOARD MEETING 21 NOV 2024

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

PUBLIC: Brian Billings, Buster Peasley, Mike Steinharter, Matt Trundy, Phil Elkin, Sandy Phoenix, Morgan Eaton

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

Minutes of the October 17th meeting were approved with correction. The number "1000" should be omitted from the suggested change to our Shoreland Zoning Ordinance, Pg 7: c(i). The change should only replace the use of "square feet", with "cubic feet", which is more appropriate when determining a change to the volume of a structure.

Moved: Reece

Second: Jackson

Approved by vote: 6:0

Item 1: Sandra Phoenix / Phil Elkin: 233 Indian Point Road: Map 6 Lot 74.
Shoreland Stabilization

Project includes the stabilization of approx 400 feet of frontage partially eroded during the January 2024 storms. Anchor boulders and rip rap will be placed after some limited tree removal and slope grading. Application was found to be complete and all permits were in order. Approval based on Section 15(c) of our Shoreland Zoning Ordinance and State Standards 06-096-305ME, since our standards for rip rap placement are limited.

Motion was made to Approve the application

Motion: Reece

Second: Jackson

Approved by vote: 6:0

Item 2: Mike and Dale Steinharter: 35 Big Pond Drive: Map 6 Lot 069 CR
Shoreland Stabilization

Application requested permitting for approx 80 feet of shoreland stabilization as a result of January 2024 storms. Large boulders and rocks (rip rap) to be placed by contractor, then revegetated with shoreline plantings by the owner. Application found to be complete and all paperwork was in order. Approval based on same considerations as in Item 1 above.

Motion was made to Approve the application

Motion: Gotwals
Second: Reece
Approved by vote: 6:0

Item 3: Gus Lawlor: 135 Cat Cove Road: Map 3 Lot 11E. Replace dock damaged in January 2024 storms, raising it 2 feet

Application to permit the replacement of an existing dock damaged in the January 2024 storms. New structure to be raised 2 feet on the existing footprint with no increase in length or width. Approval based on requirements outlined in Section 12(3) "reconstruction or replacement" and Section 15 (c) of our Shoreland Ordinance. All paperwork in order except proof of payment for Permit by Rule. Owner said it has been paid and will submit proof.

Motion was made to Approve the application, pending proof of payment for Permit by Rule.

Motion: Reece
Second: Gotwals
Approved by vote: 6:0

Item 4: Atlantic Dock LLC, William Weil: 13 Atlantic Avenue: Map 8A Lot 64.
Demo section of dock damaged in January 2024 storms, replacing it with new, higher dock within the existing footprint.

Application to permit the reconstruction (raising 18-24 inches) of an existing dock within the original footprint. Permits and paperwork all in order. Conditions for approval based on Sections 12(3) and 15(c) as above in Item 3.

Motion was made to Approve the application

Motion: Sewell

Second: Reece

Approved by vote: 6:0

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

- Shoreland Zoning Ordinance: Section 12 C (1) Non-conforming Structures: Our ordinance is not as strict as the State requirements and should be brought up to at least that level. We have no standards for rebuilding or repairing existing structures that have sustained damage by natural or other events. Amendment should include language addressing potential effects of sea level rise, giving property owners guidelines to raise and protect structures preventatively.
- Ordinance should include more complete standards for activities that address shoreland stabilization, including placement of rip rap, preventing or reducing potential erosion due to sea level rise or extreme weather events.
- Subdivision Ordinance: Significant work is being done by the housing task force to rework our Subdivision Ordinance, bringing it up to date with current climate conditions, making it easier to understand and, in some cases, less burdensome to property owners, with the ultimate goal of creating more housing. Other concerns focused on our Short Term Rental Ordinance which, in many cases, is vague, ambiguous and incomplete.
- Destination of permitting fees needs to be made clear. Where should the money go ... maybe to Housing Taskforce?
- Parking regulations for STR's and LTR's should be made more clear. How far away from a rental should a parking space be? Perhaps our current Parking Ordinance should be softened, allowing use of municipal parking spaces within 1000' of rental properties? Our current parking ordinance should include requirements for rental properties.

- Guidelines should be made concerning the transfer of ownership of rental properties. Should a STR permit remain in effect with new ownership and how would the 1000' Rule for non-owner occupied properties play out?
- What, exactly, should STR property owners be required to provide in terms of insurance. Since insurance policies can be difficult to understand, should a simple "yes" or "no" to the question be sufficient? The Town shouldn't be responsible for understanding the details of each insurance policy that may be provided.

Motion made to adjourn the meeting at 7:50

Motion: Reece

Second: Jackson

Approved by vote: 6:0

Next scheduled meeting will be held at 6:30 pm, December 19th.

Respectfully submitted,

RN Winters
Secretary

Renee Sewall
Bay in Just
RN Winters
T. Cotwala