

Stonington Planning Board meeting

18 January 2024

PRESENT: Renee Sewell, Ben Jackson, Bob Winters, Anna Goff, Caleb Scott, Peter Haskell, Ed Reece

PUBLIC: Brian Billings, Ryan and Jennifer Larrabee, Priscilla Allen Scott, Andrew McCullough, Sandy Ward, Rebecca Daugherty, Christine Carter, Carla Falkenstein, Brian Carroll, Ron Watson, Tom Gotwalls

ZOOM: Blair Sanders, Susan MacKay, Sandra MacKay Miley, Charlie Hopkins, Roger Block, Mallory Reece

Meeting was brought to order by the Chair at 6:30pm. A quorum was present.

A motion was made to accept the minutes of the last meeting, as written.

Moved: Jackson

Second: Goff

Approved by vote: 7:0

New member, Edward Reece, was welcomed to the Board as a 1st Alternate

Item 1: Green Mountain Communications application to upgrade T-Mobile equipment on existing cell tower, Cemetery Road, Map 5 Lot 3on

Application was made to install additional antennas (1 dish, 2 radios) and associated hardware to the side of the existing tower. No conflicts of interest were noted with any Board member. Proof of ownership was established and the application was determined to be complete, meeting all criteria. There will be no change in height to the tower.

DECISION: Motion was made to Approve the application. Moved: Goff

Second: Jackson

Approved by vote: 7:0

Item 2: Town of IAH Broadband Committee, IAH Boat Co, Bayview Ave, Map 88 Lots 76+77. Installation of fiber optic cable.

Application was made to install (attach) approx 150' of 2" fiber optic cable, via conduit, to existing IAH Boat Services stone wharf and wall, connecting to utilities on Main Street. No conflicts of interest were noted with any Board member. The application was determined to be complete and the Board found no issues with the project.

DECISION: Motion was made to Approve the application. Moved: Goff

Second: Reece

Approved by vote: 7:0

Item 3: Town of Isle au Haut, Versant Power/IAH Boat Co., Bayview Ave, Map 88 Lots 76+77.
Installation of submarine cable.

Application was made to install a new (and redundant) underwater power cable using existing rights of way and easements. Project has been approved by State and Federal agencies. The new cable will run alongside the existing cable, which will continue to be used until no longer serviceable. This project will insure that there will be no interruption in electrical service to Isle au Haut. Stonington Harbor Committee found no issues with the project. The application was determined to be complete.

DECISION: Motion was made to Approve the application. Moved: Jackson
Second Goff
Approved by vote: 7:0

Item 4: Sandra & Susan MacKay: 61 Sellers Rd, Map 4A Lot 19. Shoreline stabilization project

Project designed to preserve shore cover and protect approx 220' of shoreline against the effects of sea level rise. The plan includes the construction of a rip rap barrier about 8" above road height with the addition of strategically placed plantings (juniper and others). The application, accompanied by an engineered site plan, was determined to be complete. The Board found no issues with the project.

DECISION: Motion was made to Approve the application. Moved: Goff
Second: Jackson
Approved by vote: 7:0

Item 5: Reconsideration of application for Jack's Brook Subdivision, Oceanville. Ryan and Jennifer Larrabee, Map 28 Lot 72

The original application for approval was found incomplete by the Board at it's November 16th meeting due to the fact that four of the proposed lots were undersized (less than two acres), automatically triggering, by ordinance, the need for a comprehensive hydrologic survey. The applicants asked for a variance. With the advice of the Town Attorney, the Board suggested that it would reconsider with a written statement from a qualified professional stating that there would be sufficient water and favorable conditions for development.

The applicants provided a written report from Lippett Geological, LLC, in which they evaluated the site, "addressing the hydrogeological requirements as defined by the Subdivision Ordinance for the Town of Stonington". Their findings concluded that, in their opinion, there would be sufficient water available for the subdivision and that the site development would not adversely impact water quality or quantity for adjacent properties.

After additional research by the Chair over the past few weeks, it became clear that the Board had but one option. The Planning Board has no authority to grant variances (this can only

Second: Scott
Approved by vote: 7:0

Moved to adjourn meeting at 8:05pm

Moved: Jackson
Second: Goff
Approved by vote: 7:0

Next meeting scheduled for Thursday, February 15, 2024.

Respectfully submitted,

R N Winters - Secretary

Rene Sewall
May 1st
Caleb Scott
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