

## Stonington Planning Board meeting

29 February 2024

**PRESENT:** Renee Sewell, Ben Jackson, Anna Goff, Caleb Scott, Ed Reece (Arrived @7pm)

**PUBLIC:** Brian Billings, Ryan and Jennifer Larrabee, Priscilla Allen Scott, Andrew McCullough, Sandy Ward, Doug Johnson, Leslie Johnson, Brock Eaton, Caitlyn Porto, Will Robinson (Arrived at 7pm), Imogen Steed (Arrived at 7pm), Linda Nelson

**ZOOM:** Mary Roche

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: Caleb Scott

Second: Ben Jackson

Approved by vote: 4:0

Stonington Subdivision Ordinance, Commercial Construction Site Plan Review Ordinance, Town of Stonington, Maine Building Permits Ordinance, Town of Stonington, Maine Shoreland Zoning Ordinance were distributed to both the planning board and several copies to the audience. Five to seven minutes was given to the planning board and the public audience to review. There were not any initial questions from the board members.

When open to the public, Doug Johnson first made a comment inquiring more into paragraph "I" of the Commercial Construction Site Plan relating to Parking and Circulation. Expressed concerns with replacing Municipal parking for year-round rental rentals. He suggested 1 parking space per year-round rental. A proposed ceiling for number of rental units was discussed. Linda Nelson mentioned that the objective was to create more year-round housing. She noted that many of the second and third floor on main street do not have dedicated parking spaces. Concerns were raised about the lack of parking downtown.

Commentary was made by the public regarding the lack of parking enforcement. Consistency was also reached that the amendment may be waived if off street municipal parking is available for existing buildings converting upper floors or rear units into year found housing units per the draft changes in the commercial construction site plan review ordinance.

Commentary was made by Jennifer Larrabee regarding Page 9 Section 8 of the Stonington Subdivision Ordinance. Siting that the draft ordinance referenced "Deer Isle Planning Board." The consensus was that this was a clear typo in the proposed regulations.

Regarding the Shoreland Zoning Ordinance, Doug Johnson inquired why the proposed minimum lot area and shore frontage was changing. Linda Nelson responded that this was to confirm with the LD2003 State Law. Brock Eaton expressed concerns that 100ft setback would be changed in

Stonington from 100 to 75 feet to bring into conformity with State Law. He brought up the argument and explained to the audience that for environmental reasons a town can supersede the state law if those regulations were more conservative. In this case keeping the original 100 ft setback as opposed to reducing to 75. This statement was generally agreed upon by the public and planning board.

Commentary made regarding the lack of availability of these ordinances before the meeting. Linda Nelson expressed that they were available in the newspaper and on the towns website. Scott opted to abstain from voting due on the changes to these four ordinances as he was previously unaware of these changes. He cited that these ordinances were not communicated to him prior to the meeting and were not on the original agenda. Due to the lack of sufficient time to review, he expressed that more time was needed to review to make an accurate assessment of completeness between the original and proposed versions.

Further commentary was made by Andrew McCullough that the proposed update from 50 to 66 ft for the minimum width of a right of way was not needed and went against many of the other town ordinances siting 50ft was adequate in a subdivision. He also expressed concerns over the update the 6% grade noting that much of our downtown would not conform under that grade due to the natural landscape of our island. He proposed replacing the 6% with 8% or even a section that would allow for a short distance up to 10%.

Ed Reece arrived just before the planning board closed the public hearing, not making a vote on any of those four proposed ordinances.

Item 2: Lobter Co-op Repair and replace dock.

DECISION: Motion was made to approve the application.      Moved: Anna Goff  
Second: Ben Jackson  
Approved by vote 5:0

- This application is within our jurisdiction.
- No conflict of interest was noted by the board members.
- The application proposed rebuilding the dock that was damaged by the recent storm with the same footprint.
- Section 12(c)(3) allowed for the rebuilding of damaged structures within an 18 month time period.
- It was noted by Sewell that if approved, it would still be contingent upon approval from the DEP

Item 3: Ron and Pat Gross – Short term rental application

DECISION: Motion was made to Approve the application. Moved: Ben Jackson  
Second: Anna Goff  
Approved by vote: 5:0

This application was for 2x owner occupied units. They do not own any other short-term rentals. Jurisdiction was determined. Driver's license and Registration was used to determine Stonington Resident. These units are currently long-term rentals, but the owners wanted the option to be able to convert to short-term in the future.

Item 4: Reconsideration of application for Jack's Brook Subdivision, Oceanville. Ryan and Jennifer Larrabee, Map 28 Lot 72 (New Information from Owners)

- Andrew McCullough, who is representing the Larrabee's as their engineer presented one 1:80 scale map and a 1:120 scale map to each of the planning board members.
- A letter dated February 29<sup>th</sup> for the Jacks Brooks Subdivision was presented regarding the revised plan overview.

"All lots in the revised plan have a minimum of 2 acres of area.

We are committed to a Deed Restriction for these lots to have homes with no greater than 3 bedrooms. The State of Maine Subsurface Wastewater Disposal Rules requires that a Subsurface Wastewater Disposal System have the capacity of 270 gpd for 3 bedrooms, 270 gpd \* 8 lots equals 2160 gpd.

To add further context, the rules assume an occupancy of 2 people per bedroom. In Maine, the most recent Census information lists the average household containing 2.29 persons. The National Environmental Education Foundation estimates that per capital water use in Maine is 55 GPD per person. Based on that data, the estimated water use per household is 126 gpd or a total of 1008 gpd for 8 lots. Eighty to One Hundred percent of this will be draining to the subsurface wastewater disposal system for infiltration into the soil and a percentage of that will be infiltrated back into the bedrock. "

The board inquired about the flood lines, McCullough responded that the contour would be 12.

Jennifer Larrabee inquired why a vote does not need to be made today. The board referenced page 4 section (A)(4) in the subdivision zoning requirements that states 30 days is allowed for review.

DECISION: Due to the changes, the planning board will review the updated application within 30 days for completeness. No vote was made. Jennifer Larrabee requested to be added to March's Agenda.

Moved to adjourn meeting at approx. 7:30pm

Moved: Ed Reece

Second: Anna Goff

Approved by vote: 5:0

Next meeting scheduled for Thursday, March 21st 2024.

Respectfully submitted,

Caleb Scott – Vice Chair (Acting Secretary)

Rene Sewall  
Major In Charge  
EJSR