

BOARD OF SELECTMEN
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FLORENCE J. SPRAGUE
CORY R. ALLEY

ADMINISTRATIVE ASSISTANT
TO THE SELECTMEN
JAMES FORTUNE



TOWN CLERK / TREASURER
DENISE Mc CORMICK
PUBLIC SAFETY COORDINATOR
KATELYN DAMON

Planning Board Meeting Minutes

March 26, 2019

Islesford Neighborhood House

Attendance:

Branden Stubbs, Chairman	Roger St. Amand
William Dowling, Planning Board	Steven Shaw (by phone)
Mark Alley, Planning Board Alternate	Sandra Eaton (by phone)
Dennis Dever, LPI & CEO	
Ben Sumner, Deputy Clerk	

I. **Call to Order:** 8:30 A.M. by Branden Stubbs

Three Planning Board members are present at today's meeting, which represents a quorum.

II. **Review / Approval of Previous Meetings' Minutes**

February 13, 2018: Branden Stubbs moves to approve the February 13, 2018 minutes as written. William Dowling seconds the motion. **Motion approved 3-0.**

April 5, 2018: Branden Stubbs moves to approve the April 5, 2018 minutes as written. William Dowling seconds the motion. **Motion approved 3-0.**

III. **a) Review Application**

North Sutton LLC: Tax Map 31, Lot 11
15N Sutton Island
Limited Residential District

Construction of a 110ft dock.

An application was filed on February 5, 2019 and determined to be complete by the CEO on February 25, 2019.

General Discussion and review of the application. Consensus of the Planning Board is that the Harbor Committee needs to be involved concerning the moorings that are already in place. There should also be a stipulation that the Submerged Lands Lease be completed. Discussion of a possible communal dock on an abutting property.

Land Use Ordinance for the Shorelands, Section 15: Land Use Standards

A. Minimum Lot Standard

Branden Stubbs moves that the project meets the standard. William Dowling seconds the motion. **Motion approved 3-0.**

B. Principal & Accessory Structures

Branden Stubbs moves that the standard in not applicable. William Dowling seconds the motion. **Motion approved 3-0.**

C. Piers, Docks, Wharves, Bridges and Other Structures and Uses Extending Over or Below the Normal High-Water Line of a Water Body or Within a Wetland

Branden Stubbs moves that the project meets the standard. William Dowling seconds the motion. **Motion approved 3-0.**

D. Campgrounds

Branden Stubbs moves that the standard in not applicable. William Dowling seconds the motion. **Motion approved 3-0.**

E. Individual Private Campsites

Branden Stubbs moves that the standard in not applicable. William Dowling seconds the motion. **Motion approved 3-0.**

F. Commercial & Industrial Uses

Branden Stubbs moves that the standard in not applicable. William Dowling seconds the motion. **Motion approved 3-0.**

G. Parking Areas

Branden Stubbs moves that the standard in not applicable. William Dowling seconds the motion. **Motion approved 3-0.**

H. Roads & Driveways

Branden Stubbs moves that the standard in not applicable. William Dowling seconds the motion. **Motion approved 3-0.**

I. Signs

Branden Stubbs moves that the standard in not applicable. William Dowling seconds the motion. **Motion approved 3-0.**

J. Storm Water Runoff

Branden Stubbs moves that the project meets the standard. William Dowling seconds the motion. **Motion approved 3-0.**

K. Septic Waste Disposal

Branden Stubbs moves that the standard is not applicable. William Dowling seconds the motion. **Motion approved 3-0.**

L. Essential Services

Branden Stubbs moves that the standard is not applicable. William Dowling seconds the motion. **Motion approved 3-0.**

M. Mineral Exploration & Extraction

Branden Stubbs moves that the standard in not applicable. William Dowling seconds the motion. **Motion approved 3-0.**

N. Agriculture

Branden Stubbs moves that the standard in not applicable. William Dowling seconds the motion. **Motion approved 3-0.**

O. Timber Harvesting

N/A

P. Clearing or Removal of Vegetation for Activities Other than Timber Harvesting

Branden Stubbs moves that the standard is not applicable. William Dowling seconds the motion. **Motion approved 3-0.**

Q. Hazard Trees, Storm-Damaged Trees, and Dead Tree Removal

Branden Stubbs moves that the standard is not applicable. William Dowling seconds the motion. **Motion approved 3-0.**

R. Exemptions to Clearing and Vegetation Removal Requirements

Branden Stubbs moves that the standard is not applicable. William Dowling seconds the motion. **Motion approved 3-0.**

S. Revegetation Requirements

Branden Stubbs moves that the standard is not applicable. William Dowling seconds the motion. **Motion approved 3-0.**

T. Erosion & Sedimentation Control

Branden Stubbs moves that the project meets the standard. William Dowling seconds the motion. **Motion approved 3-0.**

U. Soils

Branden Stubbs moves that the project meets the standard. William Dowling seconds the motion. **Motion approved 3-0.**

V. Water Quality

Branden Stubbs moves that standard is not applicable. William Dowling seconds the motion. **Motion approved 3-0.**

W. Archaeological Site

Branden Stubbs moves that the project meets the standard. William Dowling seconds the motion. **Motion approved 3-0.**

Land Use and Shoreland Zoning Ordinance, Section 16-D, Procedure for Administering Permits

1. Will maintain safe and healthful conditions

Branden Stubbs moves that the project meets the standard. William Dowling seconds the motion. **Motion approved 3-0.**

2. Will not result in water pollution, erosion, or sedimentation to surface waters

Branden Stubbs moves that the project meets the standard. William Dowling seconds the motion. **Motion approved 3-0.**

3. Will adequately provide for the disposal of all wastewater

Branden Stubbs moves that the project meets the standard. William Dowling seconds the motion. **Motion approved 3-0.**

4. Will not have an adverse impact on spawning grounds, fish, aquatic life, bird, or other wildlife habitat

Branden Stubbs moves that the project meets the standard. William Dowling seconds the motion. **Motion approved 3-0.**

5. Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters

Branden Stubbs moves that the project meets the standard. William Dowling seconds the motion. **Motion approved 3-0.**

6. Will protect archaeological and historic resources as designated in the comprehensive plan

Branden Stubbs moves that the project meets the standard. William Dowling seconds the motion. **Motion approved 3-0.**

7. Will not adversely affect existing commercial fishing or maritime activities in a Commercial Fisheries/Maritime Activities district

Branden Stubbs moves that the project meets the standard. William Dowling seconds the motion. **Motion approved 3-0.**

8. Will avoid problems associated with floodplain development and use

Branden Stubbs moves that the project meets the standard. William Dowling seconds the motion. **Motion approved 3-0.**

9. Is in conformance with the provisions of Section 15, Land Use Standards

Branden Stubbs moves that the project meets the standard. William Dowling seconds the motion. **Motion approved 3-0.**

Branden Stubbs moves to approve the application with the following conditions:

- (1) Bureau of Parks & Lands Submerged Land Lease approval.
- (2) Harbor Committee review to determine that proposed pier will not interfere with the current use of the existing moorings.

William Dowling seconds the motion. **Motion approved 3-0.**

Planning Board members sign conditional approval letter.

III. b) Review Application

A Little Cranberry Preserve, LLC: Tax Map 19, Lot 12
79 Sand Beach Road
Commercial Fisheries/Marine Activities District
Construction of a 200ft dock.

An application was filed on March 7, 2019 and determined to be complete by the CEO on March 7, 2019.

Roger St. Amand, representing the Applicant, explains the Submerged Lands Lease is pending. General discussion of Harbor Committee Ordinance which specifies that all docks should be reviewed by the Harbor Committee.

Land Use Ordinance for the Shorelands, Section 15: Land Use Standards

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Branden Stubbs moves to approve the application with the following conditions:

- (1) Bureau of Parks & Lands Submerged Land Lease approval.
- (2) Harbor Committee review and recommendation.

Mark Alley seconds the motion. **Motion approved 3-0.**

Planning Board members sign conditional approval letter.

V. Adjournment

Branden Stubbs moves to adjourn the meeting. Mark Alley seconds the motion. **Motion approved 3-0.**

Meeting adjourned at 10:21am