

BOARD OF SELECTMEN
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PUBLIC SAFETY COORDINATOR
KATELYN DAMON

Planning Board Meeting Minutes

October 22, 2019

Islesford Neighborhood House

Attendance:

Joanne Thormann, Chairman

Ben Sumner, Deputy Clerk

Laurie Dobson, Planning Board

Dennis Dever, LPI & CEO (by phone)

William Dowling, Planning Board

Andrew McCulloch (by phone)

Rebecca Powell, Planning Board

I. **Call to Order:** 4:17 P.M. by Joanne Thormann

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

II. **Review / Approval of Previous Meeting Minutes: September 30, 2019**

Joanne Thormann requests the 4th paragraph of Section III be changed from *the past thirty years* to *recent memory* to more accurately reflect her statement.

Laurie Dobson requests the 4th paragraph of Section III include the following: *Laurie Dobson recommends the Board acquire expertise from outside sources to address questions about precedents and other issues.*

Laurie Dobson moves to approve the September 30, 2019 minutes as amended. William Dowling seconds the motion. **Motion approved 4-0.**

III. Review Application

Michael Phillips: Map 30, Lots 1, 21

16S-18S Sutton Island

Limited Residential District

Reconstruction of a 95ft dock

Permitting of Permanent Ramp

An application was filed on September 18, 2019 and determined to be complete by the CEO on October 4, 2019.

General discussion and review of the application. Andrew McCulloch, representing the applicant, describes the dock reconstruction, the restoration of an impacted tidal area where a swimming pool will be removed, and the permanent permitting of a ramp already in place.

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

A. Minimum Lot Standard

William Dowling moves that the project meets the standard. Joanne Thormann seconds the motion. **Motion approved 4-0.**

B. Principal & Accessory Structures

William Dowling moves that the project meets the standard. Joanne Thormann seconds the motion. **Motion approved 4-0.**

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

William Dowling moves that the project meets the standard. Joanne Thormann seconds the motion. **Motion approved 4-0.**

D. Campgrounds

William Dowling moves that the standard is not applicable. Joanne Thormann seconds the motion. **Motion approved 4-0.**

E. Individual Private Campsites

William Dowling moves that the standard is not applicable. Joanne Thormann seconds the motion. **Motion approved 4-0.**

F. Commercial & Industrial Uses

William Dowling moves that the standard in not applicable. Joanne Thormann seconds the motion. **Motion approved 4-0.**

G. Parking Areas

William Dowling moves that the project meets the standard. Joanne Thormann seconds the motion. **Motion approved 4-0.**

H. Roads & Driveways

William Dowling moves that the project meets the standard. Joanne Thormann seconds the motion. **Motion approved 4-0.**

I. Signs

William Dowling moves that the standard in not applicable. Laurie Dobson seconds the motion. **Motion approved 4-0.**

J. Storm Water Runoff

William Dowling moves that the standard in not applicable. Joanne Thormann seconds the motion. **Motion approved 4-0.**

K. Septic Waste Disposal

William Dowling moves that the standard in not applicable. Laurie Dobson seconds the motion. **Motion approved 4-0.**

L. Essential Services

William Dowling moves that the standard in not applicable. Joanne Thormann seconds the motion. **Motion approved 4-0.**

M. Mineral Exploration & Extraction

William Dowling moves that the standard in not applicable. Joanne Thormann seconds the motion. **Motion approved 4-0.**

N. Agriculture

William Dowling moves that the standard in not applicable. Joanne Thormann seconds the motion. **Motion approved 4-0.**

O. Timber Harvesting

N/A

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

William Dowling moves that the standard in not applicable. Joanne Thormann seconds the motion. **Motion approved 4-0.**

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

William Dowling moves that the standard in not applicable. Joanne Thormann seconds the motion. **Motion approved 4-0.**

R. Exemptions to Clearing and Vegetation Removal Requirements

William Dowling moves that the standard in not applicable. Joanne Thormann seconds the motion. **Motion approved 4-0.**

S. Revegetation Requirements

William Dowling moves that the standard in not applicable. Joanne Thormann seconds the motion. **Motion approved 4-0.**

T. Erosion & Sedimentation Control

William Dowling moves that the project meets the standard. Joanne Thormann seconds the motion. **Motion approved 4-0.**

U. Soils

William Dowling moves that the project meets the standard. Joanne Thormann seconds the motion. **Motion approved 4-0.**

V. Water Quality

William Dowling moves that the project meets the standard. Laurie Dobson seconds the motion. **Motion approved 4-0.**

W. Archaeological Site

William Dowling moves that the project meets the standard. Joanne Thormann seconds the motion. **Motion approved 4-0.**

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

1. Will maintain safe and healthful conditions

William Dowling moves that the project meets the standard. Joanne Thormann seconds the motion. **Motion approved 4-0.**

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

William Dowling moves that the project meets the standard. Joanne Thormann seconds the motion. **Motion approved 4-0.**

3. Will adequately provide for the disposal of all wastewater

William Dowling moves that the project meets the standard. Joanne Thormann seconds the motion. **Motion approved 4-0.**

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

William Dowling moves that the project meets the standard. Joanne Thormann seconds the motion. **Motion approved 4-0.**

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

William Dowling moves that the project meets the standard. Joanne Thormann seconds the motion. **Motion approved 3-0.** (Laurie Dobson abstains)

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

William Dowling moves that the project meets the standard. Joanne Thormann seconds the motion. **Motion approved 4-0.**

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

William Dowling moves that the project meets the standard. Joanne Thormann seconds the motion. **Motion approved 4-0.**

8. Will avoid problems associated with floodplain development and use

William Dowling moves that the project meets the standard. Joanne Thormann seconds the motion. **Motion approved 4-0.**

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

William Dowling moves that the project meets the standard. Laurie Dobson seconds the motion. **Motion approved 4-0.**

William Dowling moves to approve the application. Joanne Thormann seconds the motion. **Motion approved 4-0.**

Planning Board members sign approval letter.

IV. Other Business

None.

V. Adjournment

Joanne Thormann moves to adjourn the meeting. William Dowling seconds the motion. **Motion approved 4-0.**

Meeting adjourned at 5:45pm