

DRAFT 4/25/22

BOARD OF SELECTMEN
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JOE CONNELL

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TO THE SELECTMEN
JAMES FORTUNE



TOWN CLERK / TREASURER
DENISE Mc CORMICK

PUBLIC SAFETY COORDINATOR
KATELYN DAMON

Planning Board Meeting Minutes

March 23, 2022

Cranberry Isles Town Office

Attendance:

Joanne Thormann, Chairman	Will Gartley (by phone)
Becca Powell, Planning Board	Ira Cohn (by phone)
Mark Alley, Planning Board Alternate	Matthew Pierce (by phone)
William Dowling, Planning Board	Sarah Pierce (by phone)
Ben Sumner, Deputy Clerk	Ted Lyman (by phone)
Dennis Dever, LPI & CEO	

I. **Call to Order:** 4:15P.M. by Joanne Thormann

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

III. **Review Application (taken out of order)**

White Hen, LLC: Map 30, Lot 8
2S Sutton Island
Limited Residential District
Reconstruction of Existing Dock

An application was filed on February 25, 2022 and determined to be complete by the CEO on March 1, 2022.

General discussion and review of the application. Dennis Dever provides an overview of the proposed project. Will Gartley, representing the applicant, explains that the dock length is shorter than the current dock, but ends at the same location.

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

A. Minimum Lot Standard

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

B. Principal & Accessory Structures

Joanne Thormann moves that the standard is not applicable. William Dowling 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

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

D. Campgrounds

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

E. Individual Private Campsites

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

F. Commercial & Industrial Uses

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

G. Parking Areas

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

H. Roads & Driveways

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

I. Signs

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

J. Storm Water Runoff

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

K. Septic Waste Disposal

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

L. Essential Services

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

M. Mineral Exploration & Extraction

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

N. Agriculture

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

O. Timber Harvesting

N/A

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

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

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

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

R. Exemptions to Clearing and Vegetation Removal Requirements

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

S. Revegetation Requirements

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

T. Erosion & Sedimentation Control

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

U. Soils

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

V. Water Quality

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

W. Archaeological Site

Joanne Thormann moves that the project meets the standard. William Dowling 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

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

2. Will not result in water pollution, erosion, or sedimentation to surface waters
Joanne Thormann moves that the project meets the standard. Becca Powell seconds the motion. **Motion approved 4-0.**

3. Will adequately provide for the disposal of all wastewater
Joanne Thormann moves that the project meets the standard. Becca Powell 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
Joanne Thormann moves that the project meets the standard. Becca Powell 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
Joanne Thormann moves that the project meets the standard. Becca Powell seconds the motion. **Motion approved 4-0.**

6. Will protect archaeological and historic resources as designated in the comprehensive plan
Joanne Thormann moves that the project meets the standard. Becca Powell 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
Joanne Thormann moves that the project meets the standard. Becca Powell seconds the motion. **Motion approved 4-0.**

8. Will avoid problems associated with floodplain development and use
Joanne Thormann moves that the project meets the standard. Becca Powell seconds the motion. **Motion approved 4-0.**

9. Is in conformance with the provisions of Section 15, Land Use Standards
Joanne Thormann moves that the project meets the standard. Becca Powell seconds the motion. **Motion approved 4-0.**

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

Planning Board members agree to sign approval letter subsequent to this meeting.

II. Review / Approval of Previous Meeting Minutes: November 16, 2020

Joanne Thormann moves to approve the November 16, 2020 minutes as written. Becca Powell seconds the motion. **Motion approved 4-0.**

VII. Other Business

None.

VIII. Adjournment

Joanne Thormann moves to adjourn the meeting without dissent.

Meeting adjourned at 5:00p.m