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TO THE SELECTMEN  
JAMES FORTUNE



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DENISE Mc CORMICK

PUBLIC SAFETY COORDINATOR  
SHARON MORRELL

## Planning Board Meeting Minutes

May 16, 2023

### Cranberry House

#### Attendance:

Philippe Donald, Planning Board	Dennis Dever, LPI & CEO (by video)
Cari Alley, Planning Board	Hollie Stanley
Mark Alley, Planning Board	Patrick Allen
William Dowling, Planning Board	Phil Whitney
Sam Flavin, Planning Board	Karin Whitney
Ben Sumner, Deputy Clerk	

#### I. Call to Order: 4:02P.M. by William Dowling

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

#### II. Elect Chairman

Cari Alley moves to appoint William Dowling Chairman. Mark Alley seconds the motion. **Motion approved 5-0.**

#### III. Review Previous Meeting Minutes: March 23, 2022

William Dowling moves to table review of the minutes from March 23, 2022. Philippe Donald seconds the motion. **Motion approved without dissent.**

#### **IV. Review Application**

Great Cranberry General Store: Map 16, Lot 10-on  
12 Cranberry Road  
General Development District  
Reconstruction of Store Building

An application was filed on May 2, 2023. As of May 16, 2023, the application has not been determined to be complete by the CEO.

General discussion and review of the application. Dennis Dever explains that the project application is incomplete and that a building permit cannot be issued subsequent to today's meeting until additional requirements are met. William Dowling proposes that the Planning Board review the project based upon the documentation submitted to date. Dennis Dever agrees that enough information should be available to determine the project's conformity to the Land Use Ordinance. Hollie Stanley, representing the applicant, explains that the footprint of the building has been adjusted because a survey revealed that the former building was sitting on a neighboring property.

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

##### **A. Minimum Lot Standard**

Cari Alley moves that the standard is not applicable. Philippe Donald seconds the motion. **Motion approved 5-0.**

##### **B. Principal & Accessory Structures**

Philippe Donald moves that the project meets the standard for a legally existing non-conforming structure. Cari Alley seconds the motion. **Motion approved 5-0.**

##### **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 standard is not applicable. Cari Alley seconds the motion. **Motion approved 5-0.**

##### **D. Campgrounds**

William Dowling moves that the standard is not applicable. Philippe Donald seconds the motion. **Motion approved 5-0.**

##### **E. Individual Private Campsites**

William Dowling moves that the standard is not applicable. Philippe Donald seconds the motion. **Motion approved 5-0.**

##### **F. Commercial & Industrial Uses**

William Dowling moves that the standard is not applicable. Philippe Donald seconds the motion. **Motion approved 5-0.**

##### **G. Parking Areas**

William Dowling moves that the standard is not applicable. Cari Alley seconds the motion. **Motion approved 5-0.**

**H. Roads & Driveways**

William Dowling moves that the standard is not applicable. Philippe Donald seconds the motion. **Motion approved 5-0.**

**I. Signs**

Hollie Stanley reports there will be no change to signage. William Dowling moves that the project meets the standard. Sam Flavin seconds the motion. **Motion approved 5-0.**

**J. Storm Water Runoff**

William Dowling moves that the project meets the standard. Cari Alley seconds the motion. **Motion approved 5-0.**

**K. Septic Waste Disposal**

William Dowling moves that the project meets the standard. Philippe Donald seconds the motion. **Motion approved 5-0.**

**L. Essential Services**

William Dowling moves that the project meets the standard. Cari Alley seconds the motion. **Motion approved 5-0.**

**M. Mineral Exploration & Extraction**

William Dowling moves that the standard is not applicable. Philippe Donald seconds the motion. **Motion approved 5-0.**

**N. Agriculture**

William Dowling moves that the standard is not applicable. Philippe Donald seconds the motion. **Motion approved 5-0.**

**O. Timber Harvesting**

N/A

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

William Dowling moves that the standard is not applicable. Sam Flavin seconds the motion. **Motion approved 5-0.**

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

William Dowling moves that the project meets the standard. Philippe Donald seconds the motion. **Motion approved 5-0.**

**R. Exemptions to Clearing and Vegetation Removal Requirements**

William Dowling moves that the project meets the standard. Sam Flavin seconds the motion. **Motion approved 5-0.**

**S. Revegetation Requirements**

William Dowling moves that the standard is not applicable. Sam Flavin seconds the motion. **Motion approved 5-0.**

**T. Erosion & Sedimentation Control**

William Dowling moves that the project meets the standard. Cari Alley seconds the motion. **Motion approved 5-0.**

**U. Soils**

William Dowling moves that the project meets the standard. Philippe Donald seconds the motion. **Motion approved 5-0.**

**V. Water Quality**

William Dowling moves that the project meets the standard. Philippe Donald seconds the motion. **Motion approved 5-0.**

**W. Archaeological Site**

William Dowling moves that the standard is not applicable. Philippe Donald seconds the motion. **Motion approved 5-0.**

**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. Cari Alley seconds the motion. **Motion approved 5-0.**

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

William Dowling moves that the project meets the standard. Philippe Donald seconds the motion. **Motion approved 5-0.**

**3. Will adequately provide for the disposal of all wastewater**

William Dowling moves that the project meets the standard. Cari Alley seconds the motion. **Motion approved 5-0.**

**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. Cari Alley seconds the motion. **Motion approved 5-0.**

**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. Cari Alley seconds the motion. **Motion approved 5-0.**

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

William Dowling moves that the project meets the standard. Cari Alley seconds the motion. **Motion approved 5-0.**

**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. Philippe Donald seconds the motion. **Motion approved 5-0.**

**8. Will avoid problems associated with floodplain development and use**

William Dowling moves that the project meets the standard. Philippe Donald seconds the motion. **Motion approved 5-0.**

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

William Dowling moves that the project meets the standard. Philippe Donald seconds the motion. **Motion approved 5-0.**

Planning Board agrees, without dissent, to approve application contingent on the following conditions: (1) Submission to the Code Enforcement Officer of design drawings from a Maine Certified Engineer, (2) Approval of the submitted plan by the Maine Fire Marshal's Office, and (3) Determination of well positioning in coordination with the Code Enforcement Officer.

Planning Board members agree, without dissent, for William Dowling to sign conditional approval letter subsequent to this meeting.

**V. Other Business**

None.

**VI. Adjournment**

Philippe Donald moves to adjourn the meeting. Sam Flavin seconds the motion. **Motion approved without dissent.**

Meeting adjourned at 5:44p.m