

SELECT BOARD
KATELYN DAMON, CHAIR
AMANDA BRACY
JANUARY BENNETT

ADMINISTRATIVE ASSISTANT
TO THE SELECT BOARD
JAMES FORTUNE



TOWN CLERK / TREASURER
DENISE Mc CORMICK

PUBLIC SAFETY COORDINATOR
SHARON MORRELL

Planning Board Meeting Minutes

October 8, 2024

Cranberry Isles Town Office

Attendance:

Mark Alley, Planning Board

Ben Sumner, Deputy Clerk

William Dowling, Planning Board

Dennis Dever, LPI & CEO (by video)

Philippe Donald, Planning Board

Lisa Shaw (by video)

Cari Alley, Planning Board

Vanessa O'Donnell (by video)

Sam Flavin, Planning Board

Annabelle Pitkin (by video)

I. Call to Order: 3:32P.M. by Chairman Philippe Donald

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

II. Review / Approval of Previous Meeting Minutes: April 18, 2024

Cari Alley moves to approve the April 18, 2024 minutes as written. William Dowling seconds the motion. **Motion approved 5-0.**

IV. Review Application

Mark & Sarah Williamson: Map 17, Lot 2
73 Maytom Rd
Limited Commercial District
Dock Replacement & Shoreline Stabilization

An application was filed on August 9, 2024 and determined to be complete by the CEO on September 5, 2024.

General discussion and review of the application. Vanessa O'Donnell, representing the applicant, provides an overview of the proposed dock replacement, which will bring the base of the dock back to land, add pilings, and utilize a longer gangway. Dennis Dever advises that the Planning Board will only be considering the dock replacement. The shore stabilization part of the project falls under CEO review per the Shoreland Zoning Ordinance.

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

A. Minimum Lot Standard

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

B. Principal & Accessory Structures

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

D. Campgrounds

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

E. Individual Private Campsites

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

F. Commercial & Industrial Uses

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

G. Parking Areas

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

H. Roads & Driveways

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

I. Signs

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

J. Storm Water Runoff

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

K. Septic Waste Disposal

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

L. Essential Services

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

M. Mineral Exploration & Extraction

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

N. Agriculture

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

O. Timber Harvesting

N/A

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

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

R. Exemptions to Clearing and Vegetation Removal Requirements

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

S. Revegetation Requirements

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

T. Erosion & Sedimentation Control

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

U. Soils

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

V. Water Quality

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

W. Archaeological Site

William Dowling moves that the project meets the standard. Sam Flavin 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. Sam Flavin 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. Sam Flavin 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. Mark 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

Sam Flavin moves that the project meets the standard. William Dowling 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

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

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

Mark Alley moves that the project meets the standard. William Dowling 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

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

8. Will avoid problems associated with floodplain development and use

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

Sam Flavin moves to approve the application. William Dowling seconds the motion.
Motion approved 5-0.

Red Wanderer 87, LLC: Map 19, Lot 15
73 Sand Beach Road
Commercial Fisheries/Marine Activities District
Raise Existing Building Elevation

An application was filed on September 26, 2024 and determined to be complete by the CEO on October 2, 2024.

General discussion and review of the application. Dennis Dever explains that the existing boathouse will be raised by two feet in elevation, will remain functionally dependent, and there will be no change of use.

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

A. Minimum Lot Standard

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

B. Principal & Accessory Structures

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

D. Campgrounds

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

E. Individual Private Campsites

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

F. Commercial & Industrial Uses

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

G. Parking Areas

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

H. Roads & Driveways

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

I. Signs

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

J. Storm Water Runoff

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

K. Septic Waste Disposal

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

L. Essential Services

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

M. Mineral Exploration & Extraction

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

N. Agriculture

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

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

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

R. Exemptions to Clearing and Vegetation Removal Requirements

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

S. Revegetation Requirements

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

T. Erosion & Sedimentation Control

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

U. Soils

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

V. Water Quality

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

W. Archaeological Site

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

Mark Alley moves to approve the application. William Dowling seconds the motion. **Motion approved 5-0.**

V. Other Business

Dennis Dever presents Shoreland Zoning Ordinance changes being required by the state and requests a public hearing be scheduled so the amendments can be presented at the 2025 Annual Town Meeting. Cari Alley moves to approve the changes as presented. William Dowling seconds the motion. **Motion approved 5-0.**

VI. Adjournment

William Dowling moves to adjourn the meeting. Sam Flavin seconds the motion. **Motion approved 5-0.**

Meeting adjourned at 5:38p.m