

SELECT BOARD  
KATELYN DAMON, BOARD CHAIR  
JANUARY BENNETT  
INGRID GAITHER

TOWN CLERK / TREASURER  
BENJAMIN SUMNER



ADMINISTRATIVE ASSISTANT  
TO THE SELECT BOARD  
JAMES FORTUNE

PUBLIC SAFETY COORDINATOR  
SHARON MORRELL

## **Planning Board Meeting Minutes**

**March 25, 2025**

### **Cranberry Isles Town Office**

#### **Attendance:**

Mark Alley, Planning Board

William Dowling, Planning Board

Philippe Donald, Planning Board

Cari Alley, Planning Board

Sam Flavin, Planning Board

Ben Sumner, Deputy Clerk

Dennis Dever, LPI & CEO (by video)

Greg Johnston

#### **I. Call to Order: 4:19 P.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: October 8, 2024**

Cari Alley moves to approve the October 8, 2024 minutes as written. Sam Flavin seconds the motion. **Motion approved 5-0.**

### **III. Review Application**

Fir Lee, LLC: Map 30, Lot 16  
7 N. Sutton Island  
Limited Residential District  
Dock Construction

An application was filed on February 13, 2025 and determined to be complete by the CEO on March 3, 2025.

Greg Johnston provides an overview of the project. New dock to replace destroyed dock previously used on neighboring property. Shore stabilization will be done in conjunction with construction. General Discussion.

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

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

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

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

Philippe Donald moves that the standard is not applicable. 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**

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

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

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

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

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

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

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

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

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

##### **H. Roads & Driveways**

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

**I. Signs**

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

**J. Storm Water Runoff**

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

**K. Septic Waste Disposal**

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

**L. Essential Services**

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

**M. Mineral Exploration & Extraction**

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

**N. Agriculture**

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

**O. Timber Harvesting**  
N/A

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

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

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

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

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

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

**S. Revegetation Requirements**

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

**T. Erosion & Sedimentation Control**

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

**U. Soils**

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

**V. Water Quality**

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

**W. Archaeological Site**

Philippe Donald 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**

Philippe Donald 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**

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

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

Philippe Donald moves that the project meets the standard. Sam Flavin 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**

Philippe Donald 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**

Philippe Donald 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**

Philippe Donald moves that the project meets the standard. Sam Flavin 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**

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

**8. Will avoid problems associated with floodplain development and use**  
Philippe Donald moves that the project meets the standard. Sam Flavin seconds the motion. **Motion approved 5-0.**

**9. Is in conformance with the provisions of Section 15, Land Use Standards**  
Philippe Donald moves that the project meets the standard. Cari Alley seconds the motion. **Motion approved 5-0.**

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

#### **IV. Other Business**

N/A

#### **V. Adjournment**

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

Meeting adjourned at 5:05p.m