

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	Sam Flavin, Planning Board
William Dowling, Planning Board	Ben Sumner, Deputy Clerk
Philippe Donald, Planning Board	Dennis Dever, LPI & CEO (by video)
Cari Alley, Planning Board	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