

SELECT BOARD
JOE CONNELL, CHAIRMAN
AMANDA BRACY
KATELYN DAMON



TOWN CLERK / TREASURER
DENISE Mc CORMICK

ADMINISTRATIVE ASSISTANT
TO THE SELECT BOARD
JAMES FORTUNE

PUBLIC SAFETY COORDINATOR
SHARON MORRELL

Planning Board Meeting Minutes

April 18, 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

Brandon Ravenhill (by video)

Cari Alley, Planning Board

Katelyn Damon (by video)

Sam Flavin

Nanette Hadlock

I. Call to Order: 4:18P.M.

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

II. Review / Approval of Previous Meeting Minutes: September 21, 2023

Mark Alley moves to approve the September 21, 2023 minutes as written. William Dowling seconds the motion. **Motion approved 4-0.**

III. Review Application

Island Boathouse: Map 19, Lot 2
111 Sand Beach Road
Commercial Fisheries Marine Activities District
Expansion of Existing Use

An application was filed on March 19, 2024 and determined to be complete by the CEO on March 24, 2024.

General discussion and review of the application. Brandon Ravenhill provides an overview of the proposed project, which endeavors to add a bedroom and bath within a compliant property footprint. Dennis Dever advises that the project is an expansion of a legal, non-conforming, use.

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

A. Minimum Lot Standard

Mark Alley moves that the project meets the standard. Philippe Donald seconds the motion. **Motion approved 4-0.**

B. Principal & Accessory Structures

Cari Alley moves that the project meets the standard. Mark Alley 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

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

D. Campgrounds

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

E. Individual Private Campsites

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

F. Commercial & Industrial Uses

Cari Alley moves that the standard is not applicable. Mark Alley seconds the motion. **Motion approved 4-0.**

G. Parking Areas

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

H. Roads & Driveways

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

I. Signs

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

J. Storm Water Runoff

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

K. Septic Waste Disposal

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

L. Essential Services

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

M. Mineral Exploration & Extraction

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

N. Agriculture

Mark Alley 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

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

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

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

R. Exemptions to Clearing and Vegetation Removal Requirements

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

S. Revegetation Requirements

William Dowling moves that the project meets the standard upon the submission of a written vegetation plan. Mark Alley seconds the motion. **Motion approved 4-0.**

T. Erosion & Sedimentation Control

William Dowling moves that the project meets the standard upon submission of a certified erosion contractor. Mark Alley seconds the motion. **Motion approved 4-0.**

U. Soils

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

V. Water Quality

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

W. Archaeological Site

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

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

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

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

3. Will adequately provide for the disposal of all wastewater

William Dowling moves that the project meets the standard. Philippe Donald 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

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

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

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 4-0.**

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. Cari Alley seconds the motion. **Motion approved 4-0.**

8. Will avoid problems associated with floodplain development and use

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

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

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

Philippe Donald moves to approve the application with the following conditions:

1. Submission to the Code Enforcement Officer of a written re-vegetation plan.
2. Receipt of an approved Permit by Rule (PBR) from the Maine DEP.
3. Submission to the Code Enforcement Officer of certified erosion contractor.

William Dowling seconds the motion. **Motion approved 4-0.**

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

V. Other Business

None.

VI. Adjournment

Philippe Donald moves to adjourn the meeting. William Dowling seconds the motion. **Motion approved 4-0.**

Meeting adjourned at 5:19p.m