

1 Town of Stockton Springs

2 Planning Board

3 March 1, 2023

4 Minutes

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6 1. Roll Call: Call to Order: Establishment of Quorum

7 Mr. Braga called the meeting to order at 6:00 p.m.

8 Present: Kyle Braga, Chris Poulin, Wes Olmsted, Melissa Moody, Rebecca Moody,
9 Bonnie Brooks, Glenn Meadows.

10 2. Adjustments to the Agenda

11 There were no adjustments to the agenda.

12 3. Approval of Minutes from February 1, 2023

13 **Motion was made, seconded and passed to accept the minutes of the February 1,**
14 **2023 meeting as presented, without objection.**

15 4. Board E-Mail and Regular Mail Correspondence

16 There was no correspondence for discussion.

17 5. Old Business: Tom Gozce – Recycler’s License Findings of Fact

18 There was discussion of the application of Tom Gozce regarding his application for a
19 Recycler’s License. There was discussion of the necessity of the Code Enforcement
20 Officer signing off and the input of the Planning Board.

21 Brian Sullivan, an abutter to the property was in attendance and expressed his concerns
22 regarding fire. He said he had presented those same concerns when the project was first
23 approved a few years ago. Mr. Braga reinforced that Mr. Gozce would no longer be
24 storing the cause of the fire in the same place as the foam insulation he has on-property.
25 Mr. Gozce explained the steps he had taken since the fire to prevent another fire from
26 happening. Mr. Braga explained that the use of the property, which had been approved
27 by the Planning Board a few years ago, was not changing, and that the purpose of the
28 application was so that Mr. Gozce could obtain a license from the state to inspect cars.

29 Motion was made, seconded and passed unanimously to approve the Recycler’s License
30 Findings of Fact, pending approval by the Stockton Springs Code Enforcement Officer.

33 6. New Business: Dana Beauchesne – Change of Use of Non-Conforming Structure Tax
34 Map R4 Lot 211 – Limited Residential Shoreland Convert Existing Garage to Accessory
35 Living Quarters

36 Mr. Beauchesne said he had an existing three-bedroom house on Cape Jellison, and he
37 wanted to put an apartment in the attached garage. He explained about the adequacy of
38 his current septic system. There was a discussion of definitions of living structures.
39 There was discussion of the property easement associated with the property.

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41 Motion was made, seconded and passed unanimously to find the application and letter
42 submitted by the applicant satisfied the requirements of nonconforming lots.

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44 7. Other Business

45 There was no other business

46 8. Adjournment

47 **Motion was made, seconded and passed unanimously to adjourn the meeting.**

48 The meeting was adjourned at 6:34 p.m.

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50 Approved – Planning Board

March 1, 2023

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