

Town of Stockton Springs

Planning Board

April 2, 2024

Minutes

1. Roll Call: Call to Order: establishment of Quorum

Present: Kyle Braga, Wes Olmsted, Melissa Moody, Bonnie Brooks, Glenn Meadows.

Also Present: Toupie Rooney – Code Enforcement Officer.

2. Adjustments to the Agenda

It was agreed to move the discussion regarding Certificate of Occupancy to Other Business.

3. Old Business:

There was no old business.

4. New Business:

Nicholas Rigas

71 Steamboat Wharf

R3/136 Grandfathered Non-Conforming Lot

Addition of Screen Room

Mr. Rigas was in attendance and discussed his plan to add a screened-in porch to his home on Steamboat Wharf Road. He said his house did not meet the setback requirements.

**Motion was made, seconded and passed unanimously to approve the application for 71 Steamboat Wharf Road.**

Evan Cottrell  
6 Station Street  
U5/24A Grandfathered Non-Conforming Lot  
Eagle Scout Project Addition of Deck to Library

Mr. Cottrell described his planned project to build a deck on the back of the Stockton Library.

Motion was made, seconded and passed unanimously to approve the project proposed by Mr. Cottrell.

5. Minutes

**Motion was made, seconded and passed with one abstention to approve the minutes of the February 2024 meeting as presented.**

6. Board E-Mail & Regular Mail Correspondence

There was no correspondence to discuss.

7. Other Business

There was discussion of possible modifications to pertinent ordinances.

**Motion was made, seconded and passed unanimously to recommend changes in the Certificate of Occupancy as it relates to the Land Use Ordinance.**

There was discussion of change of use requirements that are currently in the Site Plan Review Ordinance, specifically change of use versus expansion of current use. There was discussion of the plans of The Club and Marina to expand. The Planning Board agreed that it was not necessary for that application to come before it based on the current definition of change of use versus expansion of use as outlined in the Site Plan Review Ordinance. It was agreed to make changes to the Site Plan Review Ordinance that would make the language more clear.

8. Adjournment

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

The meeting was adjourned at 6:56 p.m.