

1 Town of Stockton Springs

2 Planning Board

3 May 4, 2022

4 Minutes

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

7 Present: Chris Poulin, Wes Olmsted, Kyle Braga, Rebecca Emery, Melissa Moody,
8 Bonnie Jean Brooks.

9 Having determined a quorum to have been achieved, Mr. Poulin opened the meeting at
10 6:00 p.m.

11 2. Adjustments to the Agenda

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13 There were no adjustments to the agenda.

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15 3. Approval of Minutes from March 2, 2022

16 **Motion was made, seconded and passed unanimously to approve the minutes of the**
17 **March 2, 2022 meeting as presented.**

18 4. Board E-Mail and Regular Mail Correspondence

19 Mr. Poulin said he had some emails he would share during the discussion of potential
20 changes to the Land Use Ordinance. There was no other correspondence.

21 5. Old Business

22 There was no old business.

23 6. New Business

24 Stockton Harbor Marine Application Review

25 Alexander “Sandy” Liversidge presented his application for a marina at Stockton Harbor.
26 Mr. Poulin said the Board would review each section of the application for completeness.
27 There was discussion of the need for a current list of abutters. There was discussion of
28 the process if additional lighting was required after the project was complete. There was
29 discussion of technical capability requirements.

30 **Motion was made, seconded and passed unanimously to find the requirements of**
31 **Section 7 of the Site Plan Review to be incomplete.**

34 There was discussion of the proposed septic design. Mr. Liversidge said he would have
35 to approach the Town regarding septic, as the two systems are currently cojoined. There
36 was discussion of the Town working with the application regarding the septic system.
37 There was discussion of other requirements of Section 8.2 of the Site Plan Review
38 Ordinance.

39 **Motion was made, seconded and passed unanimously to find the requirements of**
40 **Section 8 of the Site Plan Review to be incomplete.**

41 There was discussion of Section 8.3, including water usage and trash disposal.

42 There was discussion of Section 8.4, including traffic and parking requirements.

43 There was discussion of Section 8.5, including landscaping and buffering.

44 There was discussion of the requirements of sections 8.6 through 8.12.

45 **Motion was made, seconded and passed unanimously to find the requirements of**
46 **Section 8.2 of the Site Plan Review Ordinance to be incomplete.**

47 Berry Cove Point Subdivision Amendment Application Review

48 A representative for the applicant presented the application. Neighbor Susie Goddard
49 listed concerns she had with the subdivision amendment application. She discussed
50 problems she had with her septic system in relation to the Milsovic property. She was
51 advised to talk to the Town's Code Enforcement Officer regarding the situation.

52 **Motion was made, seconded and passed unanimously to find the subdivision**
53 **amendment application complete.**

54 7. Other Business

55 Land Use Ordinance Update and Finalization & Discuss Plan for 5/19 Select Board
56 Meeting

57 No further updates were offered. It was agreed that the draft last agreed upon would be
58 the one provided to the Select Board for their consideration.

59 Review Planning Board Memo for 2022 Town Report

60 There were no objections to the memo prepared for the annual Town Report.

61 Discuss Board Officer Votes and June 2022 Term Expirations

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65 Mr. Poulin said he did not think he would sign on for another three-year term on the
66 Planning Board, but that he would not be leaving suddenly. He said there should be a
67 vote at the next meeting for Planning Board officers.

68 Reminder: May 10th MMA Planning Board Workshop

69 There was discussion of the upcoming Maine Municipal Association workshop.

70 Informal Chat with Potential New Alternate Board Members

71 The potential new board member was not available due to illness.

72 8. Adjournment

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

74 The meeting was adjourned at 7:56 p.m.

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