

Town of Stockton Springs

Planning Board

June 1, 2022

Minutes

1. Roll Call: Call to Order

Present: Chris Poulin, Wes Olmsted, Kyle Braga, Melissa Moody, Rebecca Emery.

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

Also in attendance was Meagan Adams, who expressed an interest in serving on the Planning Board.

2. Adjustments to the Agenda

It was decided to talk to Ms. Adams regarding Board membership at the end of the meeting.

3. Approval of Minutes from May 4, 2022

Motion was made, seconded and passed unanimously to approve the minutes of the May 4, 2022 meeting as presented.

4. Board E-Mail & Regular Mail Correspondence

There was no email or correspondence.

5. Old Business

There was no old business.

6. New Business: Berry Cove Point Subdivision Amendment Public Hearing and Potential Application Findings of Fact Review

Mr. Poulin opened the Public Hearing. There was no public comment offered. Mr. Poulin closed the Public Hearing.

The Planning Board reviewed the application using the criteria under Article 800 of the Stockton Springs Subdivision Ordinance. They reviewed each item under Article 800.

Section 812.1 Pollution: The Board found the requirements of Section 812.1 to have been met based on information on the plan provided by the applicant.

33 Section 812.2 Sufficient Water: The Board found the requirements of Section 812.2 to
34 have been met based on information provided on the plan by the applicant.

35 Section 812.3 Municipal Water Supply: The Board found the requirements of Section
36 812.3 to be not applicable to the current application.

37 Section 812.4 Erosion: The Board found the requirements of Section 812.4 to have been
38 met because no new road construction was proposed.

39 Section 812.5 Traffic: The Board found the requirements of Section 812.5 to have been
40 met because there would not be a change in traffic.

41 Section 812.6 Sewage Disposal: The Board found the requirements of Section 812.6 to
42 have been met based on the fact that the amendment would not place a burden on
43 municipal services.

44 Section 812.7 Municipal Waste Disposal: The Board found the requirements of Section
45 812.7 to have been met based on the fact that the amendment would not cause an undue
46 burden on municipal services.

47 Section 812.8 Cultural: The Board found the requirements of Section 812.8 to have been
48 met based on the fact that the amendment would not cause an undue impact on the scenic
49 beauty of the area.

50 Section 812.9 Conformity: The Board found the requirements of Section 812.9 to have
51 been met based on the fact that the amendment conformed with local ordinances and
52 plans.

53 Section 812.10 Financial and Technical Ability: The Board found the requirements of
54 Section 812.10 to be not applicable based on the fact that the amendment would cause no
55 development costs.

56 Section 812.11 Surface Waters, Outstanding River Segments: The Board found the
57 requirements of Section 812.11 to have been met based on the fact that the amendment
58 would have no effect on surface waters or outstanding river segments.

59 Section 812.12 Groundwater: The Board found the requirements of Section 812.12 to
60 have been met based on the fact that there is no new road construction planned for the
61 amendment.

62 Section 812.13 Flood Areas: The Board found the requirements of Section 812.13 to
63 have been met based on the current construction of the home on the property.

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67 Section 812.14 Freshwater Wetlands: The Board found the requirements of Section
68 812.14 to be not applicable based on the fact that no wetlands were present on the
69 property.

70 Section 812.15 River, Stream or Brook: The Board found the requirements of Section
71 812.15 to have been met based on the fact that no river, stream or brook was identified on
72 the site plan.

73 Section 812.16 Storm Water: The Board found the requirements of Section 812.15 to
74 have been met based on the fact that no new road construction or structures were
75 identified on the site plan.

76 Section 812.17 Spaghetti Lots Prohibited: The Board found the requirements of Section
77 812.17 to have been met based on the fact that there were no lots on the plan that fit the
78 criteria for spaghetti lots.

79 Section 812.18 Lake Phosphorus Concentration: The Board found the requirements of
80 Section 812.18 to have been met because no portion of the property was located within a
81 great pond.

82 Section 812.19 Impact on Adjoining Municipality: The Board found the requirements of
83 Section 812.19 to have been met because the property does not cross municipal land.

84 Section 812.20 Timber: The Board found the requirements of Section 812.20 to have
85 been met based on the fact that no harvesting had taken place on the property in the past
86 five years.

87 **Motion was made, seconded and passed unanimously to approve the amendment to**
88 **the Berry Cove Subdivision as presented.**

89 7. Other Business

90 The Board talked with possible new member Meagan Adams. After the discussion, Ms.
91 Adams said she still had an interest in serving on the Planning Board. Mr. Poulin advised
92 her of the next steps.

93 Mr. Poulin gave the results of the Public Hearing held before the Select Board regarding
94 the proposed changes to the Land Use Ordinance. He said the Select Board had made
95 only one change before approving the changes to be sent to Town Meeting for
96 consideration by the town's citizens.

97 There was discussion of the future officers of the Planning Board. Mr. Poulin said he
98 would work with whomever took the role of Chair. Mr. Olmsted said he might be
99 stepping down as Vice Chair.

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103 8. Adjournment

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

105 The meeting was adjourned at 6:59 p.m.

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