

Town of Stockton Springs

Planning Board

July 1, 2020

Minutes

1. Roll Call: Call to Order

Present: Chris Poulin, Bill Cosmano, Wes Olmsted, Mac Smith, Kyle Braga.

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

2. Adjustments to the Agenda

There were no adjustments to the agenda.

3. Minutes

Motion was made, seconded and passed 4-0-1, with Mr. Cosmano abstaining due to absence, to approve the minutes of the June 2020 meeting as presented.

4. Correspondence

The only correspondence for discussion was discussed during Old Business.

5. Old Business

Brandon Pelkey/Cornerstone Bible Baptist Church/Tax Map R2 Lot 160

Correspondence from Rev. Pelkey was reviewed, in which he said his church was no longer interested in the property on Rt. 1A.

6. New Business

Melvin M. Grant/Replace existing structure and expand 60 square feet

Tax Map U8 Lot 032/Residential Shoreland Zone

Mr. Grant and the board discussed the application.

Motion was made, seconded and passed unanimously the following Finding of Fact and Conclusions, and to approve the submitted application of Melvin M. Grant to replace, relocate and expand the proposed structure:

31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70

Findings of Fact:

- 1. Melvin M. Grant is the owner of property located at 140 School Street and identified on assessor’s tax map U8 lot 032 and recorded in Waldo County Registry of Deeds in Book 3686 Page 39.**
- 2. The parcel contains .2 acres or 8.712 square feet and is located in the Residential Shoreland Zone.**
- 3. The existing structure is served by a 270 GPD septic system and Searsport Water.**
- 4. It is a grandfathered non-conforming parcel with a grandfathered non-conforming structure containing 768 square foot with a height of 12 feet.**
- 5. Based on Section 12 of Stockton Springs Shoreland Zoning Ordinance, the Planning Board has the authority to determine application is in compliance with the Ordinance.**
- 6. The applicant proposes to demolish existing structure and build new 990 square foot structure with a height of 15’.**

Conclusions:

- 1. The applicant has provided a copy of deeds showing the lot was created prior to January 1, 1989 and the current owner has standing.**
- 2. The applicant has provided a completed application.**
- 3. The Shoreland Zoning Ordinance in Section 12.C.1. allows for replacement of structure not to exceed 1,000 square feet or 30% larger than the footprint that existed prior to January 1, 1989 and not be made greater than 20 feet or the height of existing structure whichever is greater. The applicant states the height of new structure is 15’ and will contain 990 square feet.**
- 4. Section 12.C.3 states a non-conforming structure may be relocated within the boundaries of the parcel provided the relocation conforms to all setback requirements to the greatest practical extent as determined by the Planning Board.**
- 5. The Land Use Ordinance requires a 35’ setback from edge of road right of way, the existing structure is 37’ from edge of road right of way. The applicant proposes to relocate new structure 35’ from edge of road right of way and greater than the 10 foot side line setback.**
- 6. Based on the size of the lot, the slope of the land, the potential for soil erosion, and no other structures on the lot, and no need to remove vegetation within the water setback, the Planning Board determined the proposed structure is relocated to greatest practical extent.**
- 7. The applicant has submitted a soil erosion control plan.**

