

1 Town of Stockton Springs

2 Planning Board

3 September 2, 2020

4 Minutes

5  
6 1. Roll Call: Call to Order:

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

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

9 2. Adjustments to the Agenda

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11 It was decided, because of the amount of business on the agenda, to postpone discussion  
12 of Planning Board bylaws.

13  
14 3. Minutes

15 **Motion was made, seconded and passed unanimously to approve the minutes of the**  
16 **July 1, 2020 meeting as presented.**

17 4. Correspondence

18 The resignation of Planning Board Member Bill Cosmano was recognized.

19 5. Old Business

20 There was no old business.

21 6. New Business

22 Jessica George, Day Care up to 12 children, Tax Map R1 Lot 019B, Rural Zone

23 Ms. George discussed her application. Questions were asked and answered.

24 **Motion was made, seconded and passed unanimously to approve Jessica and Justin**  
25 **George's application for a maximum 12-child daycare based on conforming to**  
26 **requirements of the Land Use Ordinance and the below findings of fact, and with**  
27 **the following condition:**

- 28 **1. Jessica and Justin George are owners of 538 Muskrat Farm Road based on**  
29 **deed recorded in Waldo Registry of Deeds in Book 4162, Page 336. The lot**  
30 **contains 5.20 acres.**

- 33 2. Tax Map R1 Lot 019B is located in the Rural District which allows for uses listed  
34 in Appendix A of the Town of Stockton Springs Land Ordinance under 4. D.  
35 Day Care is an allowed use in that Zone with Planning Board approval.  
36 3. The applicatin is for a maximum 12-child daycare with meal.  
37 4. The subsurface waste water system that svers this structure is designed for 270  
38 gpd flow and serves a 3-bedroom house. The proposed additional use of a  
39 daycare will require the system to be expanded. Table 4C of the subsurface  
40 waste water disposal rules require 15 gpd per child plus 12 per adult.  
41 5. The plan shows two parking spaces plus two spaces for residence and area to  
42 turn around without backing out onto Muskrat Farm Road.

43 **Conditions: Existing subsurface waste water disposal system to be expanded to**  
44 **accommodate additional daycare use and license to operate daycare from the**  
45 **State.**

46  
47 NESG McKenney Road Solar Array, 4 McKenney Road, Tax Map 4 Lot 99,  
48 Commercial Zone

49 The applicant discussed their application. Questions were asked and answered.

50 **Motion was made, seconded and passed unanimously to find the requirements of**  
51 **Land Use Ordinance Section 8.1 to be complete based upon the application**  
52 **submitted by the applicant.**

53 **Motion was made, seconded and passed unanimously to find the requirements of**  
54 **Land Use Ordinance Section 8.2 to be complete based upon the application**  
55 **submitted by the applicant.**

56 **Motion was made, seconded and passed unanimously to find the requirements of**  
57 **Land Use Ordinance Section 8.3 to be complete based upon the application**  
58 **submitted by the applicant.**

59 **Motion was made, seconded and passed unanimously to find complete the**  
60 **application for NESG McKenney Road Solar Array, 4 McKenney Road, Tax**  
61 **Map 4 Lot 99, Commercial Zone.**

62 **A site visit was scheduled for Wednesday, October 7 at 4:30 p.m., with**  
63 **participants meeting at the site of the proposed project.**

64 7. Other Business:

65 Planning Board By-Laws.

66 It was decided to postpone this item until the following meeting.

69 8. Adjournment

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

71 meeting was adjourned at 7:23 p.m.

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73 Approved – Planning Board

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