

BOOTHBAY HARBOR PLANNING BOARD

MINUTES OF PUBLIC MEETING

October 14, 2020

MEMBERS PRESENT: Chris Swanson
William Hamblen
Margaret Perritt
Tom Churchill

Jon Dunsford, First Alternate
Lee Corbin, Second Alternate

CEO, Geoff Smith

In addition to these typed minutes, audio recordings are available to be listened to at the Boothbay Harbor Town Office.

- Meeting was called to order by Chair Tom Churchill at 7:00 p.m.
- Jon Dunsford was elevated to a voting member for the meeting.
 - Harbor Waterfront Preservation, represented by MRLD, LLC, 60 Atlantic Ave, Tax Map 16, Lot 24, applicant is seeking to establish a new use requiring site plan review under Chapter 170, Article V, §170-61, tabled from previous meeting
 - Bob Mckay read a letter addressed to the Planning Board, dated October 8, 2020. Tom Churchill reviewed the information that had been requested by the Board before it could be determined complete, and verified that it had been submitted. Chris Swanson reviewed information that had been previously submitted. The number of existing and proposed uses were verified. The possibility of access from the lot to the lot adjacent lot was discussed. The realignment of the existing boat ramp on the adjacent lot was discussed. Application was unanimously approved, with the condition that the plan recognize that the view corridor requirement had been met. The Board requested that the following points be included in these minutes;
 - As of the meeting, all required approvals were in hand, specifically those from the DOT and the DEP.

- On June 6, 5 uses had been established that existed, and 5 were approved under this site plan review.
 - The common property line between the applicant and the Town of Boothbay Harbor has been adjusted and agreed to by both parties.
 - The applicant has agreed to create access to the abutting Town property at some point.
- Mark Osborn, 24 Greenleaf Lane, Tax Map 15, Lot 65, applicant is seeking to enlarge a non-conforming structure, requiring site plan review under Chapter 170, Article VI, §170-83
 - Mark Osborn reviewed his application with the Board. Dunsford asked that rainwater be addressed through discussions with the Code Enforcement Officer. Osborn verified that there would be no plumbing in the structure, but would have electricity. Osborn also verified that the structure would be used for storage. Application was unanimously approved.
 - Grimmel Family Trust, 20 Factory Cove, Tax Map 5, Lot 20, Applicant is seeking to expand a non-conforming structure in the shoreland zone, requiring Planning Board approval under Chapter 170, Article VIII, §170-101.7
 - Brent James reviewed the project, and explained view corridor restrictions as well as other issues which factored into the proposed location of the structure. Chris Swanson suggested that a site visit would help better understand the site and conditions. After discussion, the Board decided that a site visit was not necessary. Application was approved, 4-1, with Swanson dissenting, stating that he did not feel the structure had been relocated to the greatest practical extent.
- Churchill discussed his meeting the Board of Selectmen. He said that he would begin working on a scope of work and bid documents to submit to the BOS for their review, and eventual advertisement.
 - Meeting was adjourned at 8:32 p.m.

Tom Churchill

Geoff Smith, Recording Secretary