

BOOTHBAY HARBOR PLANNING BOARD MINUTES

December 10, 2025, 6:00 PM

In addition to these typed minutes, video recordings of all Planning Board meetings can be viewed at BRCTV and audio recordings at the Boothbay Harbor Town Office.

ATTENDING:

Tom Minerich – Chair
Merritt Blakeslee – Vice Chair
Ronald Cohen – Secretary
David Cody – Voting Member

Also Present:

Julia Latter – Town Manager
Geoff Smith – Code Enforcement Officer
Dan Stockford – Town Attorney

Executive Session: Planning Board enters executive session at 5 PM to consult with legal counsel pursuant to 1 M.R.S. §405(6)(E). Nothing voted on and no decisions were made. Executive session ended at 6 PM.

NEW BUSINESS: N/A

OTHER BUSINESS: N/A

1. **Pre-Application, Boothbay Harbor Waterfront Preservation, 65 Atlantic Ave, represented by Anthony Muri:** The applicant seeks to discuss a pre-application for Boothbay Harbor Waterfront Preservation.
 - Muri will answer questions to Abutters letter in next 7days.
 - Wastewater from the splash pad to town sewer
 - There is a tentative agreement with Town sewer district
 - The grocery store and two (2) apartments are no longer part of the application
 - The application will be amended to a store only
 - John O'Connell spoke briefly about the project
 - Kristin Collins – Attorney for Abutters shared concerns about the project
 - Park & Marina in original Shoreland Zone Application only
 - Increased impervious surface
 - Splash pad increased size and changed location
 - Auxiliary parking added
 - New stormwater plan
 - Traffic study with two (2) proposed parking areas
 - Commercial uses -vs- Park and Marina
 - Board Questions

- Concerns don't fall under Planning Board
 - Splash Pad side yard and setbacks met for structure
 - ✓ No specific definition
 - ✓ No nuisance in opinion
- App for Amended Application
 - Oct 2020 approval and not appealed site plan
 - Outline what is covered in site plan original -vs- now
- Wishlist Items
 - Article IV performance standards
 - ✓ Resolved
 - ✓ Not resolved
 - 106.66 Application Standard
 - 170-67 Permits
 - Safety Issues
 - Explain in detail what has occurred and plans to move forward
- Mitchell Rasor – Landscape Architect
 - Lighting plan amendments
- Dan Stockford provides guidance and timelines for future meetings

ADJOURN: Motion to adjourn the meeting at 7:07 PM by Cohen & Blakeslee; Approved 4-0.