

BOOTHBAY HARBOR PLANNING BOARD MINUTES

April 8, 2026, 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 (Acting Chair for current BHWP Application)
Ronald Cohen – Secretary
David Cody – Voting Member
Lisa Tholl – Voting Member
Jim Mahoney – 1st Alternate Member

Also Present:

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

Executive Session: Planning Board motions to enter executive session at 5:25 PM, Blakeslee/Minerich; 5-0, to consult with legal counsel pursuant to Title 1 M.R.S. §405(6)(E). Nothing was voted on and no decisions were made. Planning Board motions to exit executive session at 5:56 PM, Cohen/Tholl; 5-0.

MINUTES: N/A

OLD BUSINESS:

1. **Completeness Review (Continuation from March 11, 2026): Boothbay Harbor Waterfront Preservation, 65 Atlantic Avenue, Site Plan Application to Amend previously approved Site Plan; Presented by Anthony Muri (Attorney for Applicant) & Mitchell Rasor (Landscape Architect).**
 - Motion to continue completeness review to May 13, 2026 Planning Board meeting; Blakeslee/Minerich; 5-0.
 - Dates established for submitting materials to be considered at the May 13, 2026 Planning Board meeting
 - May 1, 2026 for Park to submit materials; Blakeslee/Minerich; 5-0
 - May 6, 2026 for Abutters to submit materials; Blakeslee/Minerich; 5-0
 - Park's Motion for reconsideration of requiring Stormwater Management Plan
 - §170-72(D)
 - §170-56 Stormwater runoff
 - State-vs-town Regulation
 - DEP or NRPA Permits may contain Stormwater Plan

- CEO not ultimately responsible, it is the Board's discretion
- Motion to deny Park's request for reconsideration on Planning Board's requirement to provide stormwater management plan, Cohen/Tholl; 4-1, Cody Dissent.
- Motion for parties to submit in writing a statement regarding the applicability of §170-66(A)(9) and §170-101.11(F), Blakeslee/Tholl; 5-0
- Discussion regarding setting up a date/time for a site visit, was not determined at this time

NEW BUSINESS:

1. Completeness Review: JC 86 LLC, 85 Atlantic Avenue, Site Plan Application & Shoreland Permit to operate Fuller Marine Construction from property; Presented by Chuck Fuller.

- Shoreland Permit was discussed first using §170-101.10.
 - Parking was discussed in accordance with §170-101.10(G)(2) & (G)(3)(a-b)
 - This will be contingent upon site visit
 - Motion to table Shoreland Permit Application, Minerich/Cohen; 5-0
- Site Plan Application was discussed using §170-66
 - Motion to accept site plan application as submitted, Blakeslee/Cohen; 5-0
- Motion to table completeness review until a site walk can be scheduled, Blakeslee/Cody; 5-0

OTHER BUSINESS: N/A

ADJOURN: Motion to adjourn the meeting at 10:56 PM by Minerich/Cohen; 5-0.