

# BOOTHBAY HARBOR PLANNING BOARD MINUTES

January 23, 2024, 4:30 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.

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## ATTENDING:

Merritt Blakeslee  
Dave Cody - 1st Alternate  
Ronald Cohen  
Tom Minerich - Chair  
Jon Dunsford  
Lee Corbin

Geoff Smith - Code Enforcement Officer  
Julia Latter - Town Manager

## Proposed Ordinances:

### A. Dave Cody's Proposal:

#### 1. Inspection Requirement:

- Proposed ordinance requiring proof of inspection by the State Fire Marshal's office before voting, amending Land Use Code Sections 170-12(B)(7), 170-67, AND 170-101.10(U).
- **Recommendation:** The Planning Board supports adoption.

### B. Mike Tomko's Proposals:

#### 1. LD 2003 - Single-Family Character:

- Comments from John Cunningham regarding compliance with LD 2003 were discussed.
- **Recommendation:** Include a definition and examples of "single-family character."

#### 2. LD 2003 - Clarity on "Head of the Harbor":

- The definition provided in sections 170-113 is deemed adequate; no amendment is required.

#### 3. ADUs on Commercial Properties:

- Support for allowing ADUs on commercial properties, but request input from a planner for specific language.

#### 4. General Ordinance Amendments:

##### 1. Side Yard Setbacks in DB Zone:

- Discussed 10' setback for fire safety; more discussions are needed before moving forward.

##### 2. Nonconformance:

- Recommend reverting to the previous language regarding lateral extensions of nonconforming structures.

**C. Ken Rayle's Proposals:**

**1. Dimensional Requirements in DBZ A:**

- Recommend minimum lot size of .05 acre for structures, with residential use not allowed on the first floor.

**2. Permitting Hotels and Multifamily in DB:**

- Recommend allowing hotels, motels, and inns in DBZ B & C; further study is needed for multifamily structures.

**D. Mark Osborn's Proposals:**

**1. ADU Structure Limits:**

- Support for limiting ADU structures to one or two stories and excluding garage space from the 800 sq/ft calculation for attached garages.

**2. Dimensional Requirements in DTBZ:**

- Support for Ken Rayle's proposal, making further comment unnecessary

**3. B&B Limitations:**

- Recommend not to remove the 10-room limitation on B&Bs in DBZ A until parking issues are addressed.

**4. Height Increase to 35 Feet:**

- Discussion on increasing building height; no consensus to forward to the Board of Selectmen.

**5. Short-Term Rental Registration Program:**

- Need for more information on STRs before supporting; concerns about costs and participation.

**ADJOURNMENT:** Motion to adjourn at 7:54 PM; approved 5-0.