

**BOOTHBAY HARBOR
PLANNING BOARD MINUTES**
February 14, 2024, 6:00 PM

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

ATTENDING:

Jon Dunsford
Merritt Blakeslee
Dave Cody - 2nd Alternate
Ronald Cohen - Secretary, 1st Alternate
Tom Minerich - Vice Chair
Lee Corbin

Julia Latter - Town Manager
Geoff Smith - Code Enforcement Officer

*Tom Churchill, Chair of the Planning Board has resigned and is thanked for his years of service.

*Tom Minerich will act as Chair.

*Ron Cohen will act as a voting member.

MINUTES: Motion to approve the minutes of October 18, 2023, December 13, 2023, and January 10, 2024; approved 5-0.

OLD BUSINESS:

1. **Boothbay Region Housing Trust, Alexander Way (Harbor Point Subdivision):**

Represented by Liz Duffy, Eric Wood, and Cindy Watson. The applicant is seeking site plan review and approval per Chapter 170, Article IV, §170-38, Extraction/excavation or filling.

- TABLED FROM DECEMBER 13, 2023: The board had previously requested a revised grading and stormwater plan, which the applicant has returned with tonight.
- An engineer was enlisted, at no cost, to conduct a survey of the property in question. It was his determination that new plans could not be designed due to the near completion of the current grading.
- It was determined that the drainage project needs to be completed in order to control the water runoff causing issues to abutting residents.
- Minerich inquired as to where the water goes at Park St, and Dunsford followed up by asking about the roof water runoff also tying into the storm drain on Park St.
- Blakeslee asked about the Sewer & Water lines location. The sewer lines tie together and go to Kenneyfield while the water lines go to Park St. He addressed a letter from the Water District regarding them pulling out of the project. It was explained that if the BRHT pays for the fusing of the lines, the project will move forward.

- Abutting residents, Sue Aleman and William Hallinan are frustrated with the repercussions this project has had on their property relating to runoff and blasting and believe this application was not reviewed thoroughly.
- The board conditions the approval with the understanding that they will need to provide proof of financial integrity and the location of the domestic water line must be submitted on the diagram. Note: the 1989 plan is not viable for issues that have been identified. The updated engineer plan has been received for the unfinished part of the project.
- Motion to accept the enhancements of the application with conditions made by Minerich and seconded by Dunsford; approved 4-0 with Lee Corbin abstaining.

2. **PGC8 LLC, 47, 49 & 53 Atlantic Avenue, Grand Atlantic Hotel;**

Represented by Knickerbocker Group. The applicant is seeking site plan review and approval per Chapter 170, Article IV, §170-61, and a Shoreland permit under Chapter 170, Article VIII, §170-101.11 B.

- TABLED FROM DECEMBER 13, 2023: All documents have been submitted.
- Revised site plan submitted:
 - DOT request to shift back wall by Atlantic Ave.
 - Generator removed
 - Approval by Fire Chief for fire truck access
- Resident, John Seitzer, expresses concern in many areas about things he believes may violate the ordinance.
- The board thoroughly reviewed the application and all concerns and found that the plan does not violate the ordinance.
- Motion to approve the site plan as presented made by Blakeslee and seconded by Cohen; approved 5-0.

PRE-APPLICATION:

1. **Carousel Marina, with questions regarding the Planning Board's interpretation of the allowed activity under a marina use;** The applicant is attending for clerical questions regarding the definition of marina and its allowable on-site uses.

- The applicant has been constructing floats on-site for customers and has received complaints.
- An abutter expresses concern with this venture however the issues are decided to be separate and regarded as civil issues.
- The board reached a consensus that the construction of floats on a marina is an allowable use per definition of a Marina.

2. **Jeff Teal, regarding a possible business venture;**

- Teal proposes that the retail space at 32 McKown Street change its use and become an authentic Mexican restaurant. There is a discussion of requirements and the first step they will be taking will be to complete the fire Marshall review.

OTHER BUSINESS:

1. **Mine Oyster**: The owner of Mine Oyster has leased out what was formerly Wharf Street and has received permission from the fire marshal to join the two buildings. This will require a Shoreland Permit and the board will be receiving information soon.

2. **Board Vacancies**:

- Motion to move Tom Minerich to Chair made by Cohen and seconded by Dunsford; approved 4-0, Minerich abstained.
- Motion to move Merritt Blakeslee to Vice Chair made by Minerich and seconded by Dunsford; approved 4-0, Blakeslee abstained.

ADJOURN: Motion to adjourn at 9:58 PM made by Minerich and seconded by Dunsford; approved 5-0.