

BOOTHBAY HARBOR PLANNING BOARD MINUTES

October 30, 2024

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
Jon Dunsford
Dave Cody – 1st Alternate
Lisa Tholl – 2nd Alternate

Geoff Smith – Code Enforcement Officer
John Cunningham – Town Attorney

Motion by Minerich to move into Executive Session 2nd by Cohen, Approved 5-0. Executive Session started at 5:30pm. Motion by Minerich to move out of Executive Session 2nd by Cohen, Approved 5-0. Executive Session ends at 6:00pm.

Planning board opens regular meeting at 6:00pm. Cody moved to voting member.

MINUTES: July, September, and October minutes need to be completed prior to November meeting.

OLD BUSINESS:

1. TB1 LLC, LLC, dba Conley's Garden Center and Landscaping, represented by Melissa Holmes, 17 Ocean Point Road

Applicant seeks site plan approval in accordance with Chapter 170, §170-61 – Tabled from October 9, 2024.

- Minerich asked Blakeslee to lead this discussion as he (Minerich) was not present at the October 9, 2024 meeting.
- Holmes asked to provide details of changes since the last meeting
 - No DEP permit needed. No documentation was provided at this time.
 - No information missing on site plan according to Holmes
 - Blakeslee opened floor to questions from the board
 - Blakeslee asked if relocations for the mulch concrete barriers meet setback requirements. Holmes responded in the affirmative.
 - Blakeslee asked when the relocation will occur. Stover asks why, and the answer referred back to the ordinance. Stover said they would relocate the mulch and barrier on October 31, 2024 or November 1, 2024.

- Proposal:
 - Motion by Cohen that the Planning board approves site plan with condition that the plan is not valid until the structures are moved and verified by CEO, 2nd by Minerich. Approved 5-0

2. Curtis Block LLC, represented by Jeff Curtis, 5 Wharf Street.

Applicant seeks a shoreland permit for a change of use in the shoreland zone, in accordance with Chapter 170, §170-101.11 – Tabled from October 9, 2024.

- Minerich asked Blakeslee to lead this discussion as he (Minerich) was not present at the October 9, 2024 meeting.
- Blakeslee asked Curtis to explain the change of use.
 - Curtis response was to change from T-Shirt store to Real Estate office
 - The only change proposed is painting wall
 - Sign permit approved by CEO prior to this meeting
- Cody asked for clarification on existing uses in building – currently there are 5
- §170-101.10 Land Use
 - Board discussion, no concerns found in application.
 - Blakeslee made motion to approve application, 2nd by Dunsford
 - Comment by Minerich – think of fire safety for neighbors and tenants. No issues with town ordinance.
 - Curtis will look into this for the future
 - Approved 5-0.

3. Boothbay Region Housing Trust, represented by Eric Wood, Alexander Way.

Applicant seeks to clarify or modify the approved drainage plan.

- Wood explained that the approved drainage plan is not attainable due to neighbor refusing access across private property.
 - Catch basins installed throughout subdivision to catch as much water as possible
 - Gutters installed on back of houses, routed to catch basins
 - Retaining wall installed to control flow of water
 - Wood produced sketch and will leave with CEO to make copies for the record
- Cindy Watson provides additional information stating that the engineer believes the changes will divert approximately 80% of rainwater
- Mrs Hallinan asks for more information on the engineer.
 - Wood said it was the engineer present earlier in the year
- Mr Hallinan stated that the graded area does not appear to help with drainage on back of property.
 - Blakeslee asks about possibility of adding vegetation to help slow flow of water
 - Wood shows sketch and explains changes to interested parties
 - Tholl asks when the water issues began and was told that it started when the original site plan was approved and ledge was blasted

- Sue Allerman wanted to express her concerns
 - No site plan
 - No review of site plan
 - Engineer suggestions not being followed
 - Land is no longer flat
 - Large much piles
 - Drainage not installed according to 1989 plan
- Minerich made a motion to approve modification to drainage plan, 2nd by Dunsford. Approved 5-0.

NEW BUSINESS:

None

ADJOURNMENT: Motion to adjourn at 7:00 PM by Minerich, 2nd by Dunsford; approved 5-0.