

**BOOTHBAY HARBOR
PLANNING BOARD MINUTES**
February 12, 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
Ronald Cohen – Secretary
Jon Dunsford

Julia Latter – Town Manager
Geoff Smith – Code Enforcement Officer
John Cunningham – Town Attorney

NEW BUSINESS: Amendment to Site Plan for Squirrel Island Village Corporation

The Boothbay Harbor Planning Board approved amendments to the previously approved site plan for Squirrel Island Village Corporation. The proposed changes involve dividing a lot at 35 Howard St. in preparation for a potential sale.

Steve Roberge of SJR Engineering represented the corporation and requested to split the lot into two parcels: one designated for a parking area and the other encompassing a building and garage, which were formerly part of Boothbay Region Greenhouses. Roberge noted that the parking lot had been constructed according to the approved plan, and the proposed changes would enhance the flexibility for selling the remaining lot for residential or commercial use.

The proposed modifications include repositioning some parking spaces and installing a stockade fence to provide a buffer between the parking lot and the building. The board discussed whether the ordinance mandates planting vegetation in the buffer zone alongside the fence. However, it was acknowledged that the presence of stone ledges in the area may hinder successful vegetation growth.

The board unanimously approved the changes to the site plan, with a motion that includes a request for the addition of vegetation in the buffer area if feasible, considering the ledge conditions. The motion was passed with a vote of 3-0.

ADJOURNMENT: Motion to adjourn at 6:31 PM; approved 3-0.