

BOOTHBAY HARBOR
BOARD OF SELECTMEN/PLANNING BOARD WORKSHOP
February 12, 2024, 4:30 PM

In addition to these typed minutes, video recordings of all Selectmen's meetings can be viewed at BRCTV and audio recordings at the Boothbay Harbor Town Office.

ATTENDING:

Select Board: Michael Tomko
Ken Rayle
Alyssa Allen
Mark Osborn

Planning Board: Dave Cody
Tom Churchill *Via Zoom*
Merritt Blakeslee
Tom Minerich
Ronald Cohen

Julia Latter, Town Manager
Geoff Smith, Code Enforcement Officer

This workshop is a continuation of the workshop held on January 30, 2024.

Use Variances: There is ambiguity in the policies of the town regarding use variances and whether or not they are allowed. Boards could not reach a consensus, and each perspective holds valid points. This will be brought to a planner for guidance.

Residential Setbacks in the General Business Zone: Along Route 27 north of 96 it is proposed that residential setback be changed from 300ft to 75ft to make space for potential housing. Board members point out that building in this area would be next to impossible given the conditions of the land. This topic is being sidestepped for future planning.

Land Area Required for Business and Residential Downtown Business Zone: The board is in agreement that this subject will need to go to a planner now that Adu's and ADUs are allowed by law to prevent downtown business storefronts from being turned into Airbnb's.

Motel and B&B Prohibitions: The majority of motels and B&Bs in Boothbay Harbor are legally non-conforming according to our ordinance. It is suggested this be brought to Lincoln County Planners to see how the town can improve this section.

The workshop concluded at 5:55 PM