

BOOTHBAY HARBOR
PLANNING BOARD MINUTES
AUGUST 09, 2023

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 Churchill - Chair
Ronald Cohen - 1st Alternate
Jon Dunsford
Merritt Blakeslee
David Cody - 2nd Alternate

Julia Latter - Town Manager
Geoff Smith - Code Enforcement Officer

Tom Churchill called the meeting to order at 6:02 p.m.

- It was decided that there will be no votes at this meeting
- No minutes to approve

DISCUSSION OF ORDINANCE CHANGES:

- It is noted that Special Studies groups have been created by the planning board to look at specific areas of the ordinance that may need to be changed:
 - Housing – Tom Churchill and Lee Corbin
 - Downtown Business – Jon Dunsford and David Cody
 - Downtown Business Alt group – Tom Churchill and Merritt Blakeslee
 - Building Heights – Tom Minerich and Ronald Cohen
 - BOA (Use Variance) – Merritt Blakeslee and TBD
- Chair of the Board of Selectmen Mike Tomko discusses why the proposed ordinance regarding LD 2003 has yet to move forward. LD 2003 is so wide-ranged about short-term rentals and accessory dwelling units that there will be a fair amount of overlap. Tomko asks that he or Churchill find a date for Emily Rabbe from Lincoln County Regional Planning to come and meet for a workshop.
- Tomko adds that the select board has had two recent priority planning meetings with Matthew Eddy with MCOG, which will hopefully interact or dovetail with what the planning board wants to work on regarding goals, ordinances, and next steps.
- There is a discussion of the planning and select board pairing up in teams to tackle each ordinance issue separately, to then meet and propose ideas to the entire board.
- Tom Churchill says he has reached out to the owners of Meadow Mall asking if they would entertain a discussion about adding housing to the mall, to which they responded that their firm was based on affordable housing. They would be open to discussing further.

- Churchill also sent a letter to Steve Cole at MDOT asking if he could look at McKown Street to see if it was possible to turn it into a one-way. He said yes, so now it is left to Town Manager Latter to coordinate with MDOT. Churchill adds that it may be worth looking at the fenced sidewalk on Oak Street for a better plan.
- Merritt Blakeslee brings up the issue of use variances. He says the ordinance is completely at odds with itself, which brings him to question if they should always be forbidden or if they should be able to be used in appropriate cases. Blakeslee then requested that copies of any letters, submitted on behalf of the planning board, be shared with all members prior to the letters being sent.
- There is discussion on introducing proposed ordinance changes to the public and ensuring they are educated on the subject, as well as the possibility of joint workshops between the select board and planning board before scheduled meetings beginning in September.

ADJOURN: Motion to adjourn at 7:18 PM; approved unanimously.