

BOOTHBAY HARBOR PLANNING BOARD  
MINUTES OF PUBLIC MEETING  
Wednesday, March 8, 2023

**Members Present**

Jon Dunsford  
Merritt Blakeslee, *Second Alternate*  
William Hamblen  
Lee Corbin  
Tom Minerich  
Tom Churchill, *Chair* (Attending via Zoom)

**Also Attending**

John Cunningham, *Town Attorney*  
Geoff Smith, *Code Enforcement*  
Julia Latter, *Town Manager*

In addition to these typed minutes, an audio recording is available for review at the Boothbay Harbor Town Office. This meeting was held at the Boothbay Harbor Town Office and remotely on Zoom.

Tom Churchill called the meeting to order at 6:00 pm.

Tom Minerich motions to approve February 1st hearing minutes. Seconded by Merritt Blakeslee, this motion is approved unanimously.

William Hamblen motions to approve the February 8th meeting minutes and is seconded by Lee Corbin. This motion is approved unanimously.

**New Business**

**Boothbay Region Maritime Foundation**, 87 Atlantic Ave, Tax Map 16 Lot 21, Applicant seeks to amend a previously approved Site Plan under Chapter 170, §170-72 (D)

The Planning Board approved the previous Site Plan on 12/9/2020 and the Wharves and Weirs on 1/11/2021.

Deanne Tibbetts asks for a minor revision, a reduction in the size of the pier, and a reduction in the size of the building for financial purposes. She adds that the existing building has been demolished.

Jon Dunsford asks if Tibbetts intends to change these plans again, to which she answers no.

Merritt Blakeslee asks if Tibbetts has all of the necessary permits; Tibbetts does not have DEP at this time.

There is a discussion of how this change will affect the roadway. The Planning Board determines that there will be minimal change.

The Planning Board reviews the Site Plan checklist.

William Hamblen motions that the proposed changes to the Site Plan have a minor impact and, therefore, is considered a minor change under Section 170-72 (C). Seconded by Tom Minerich, this motion passes unanimously.

### **Other Business**

**The Board of Appeals' Order of Remand** in the Planning Board's Decision of December 14th, 2022, Granting Site Plan Approval for Proposed Employee Housing of PGC3, LLC.

Lee Corbin motions to table this request until the Planning Board can review these findings of fact. This motion is not seconded.

The Planning Board takes a 10-minute recess to review per William Hamblen's suggestion.

Lee Corbin recommends we rewrite the first paragraph to say that the Planning Board did not consider Employee Housing under the multi-family or the Boarding House but something similar.

After some discussion, William Hamblen moves that we amend the third sentence to read, "The Planning Board found the use of 'Employee Housing' to be most similar to the listed use of 'Boarding House' so that the proposed project could be reviewed under its own merits for site plan approval." And to adjust another sentence to read "Because the living units to be constructed in the Employee Housing buildings would not include **individual** cooking facilities, the board..." Seconded by Tom Minerich, the motion is approved 4-1, with Lee Corbin abstaining.

Jon Dunsford motions we add a sentence saying we found the application complete as stipulated under §170-66. Seconded by Tom Minerich, this motion is approved unanimously.

The PB reviewed items A through R of the findings.

Tom Minerich motions that the Planning Board send the amended response to the Board of Appeals. Seconded by William Hamblen, this motion passes 4-1, with Lee Corbin abstaining.

Boothbay Harbor Resident George Craig questions the Planning Boards decision to not review Site Plans in the Shoreland Zone for Shoreland Zoning conformance prior to approving them.

Tom Minerich clarifies that the Planning Board has modified this process so that we look at a preliminary checklist. This process is relatively new, and its purpose is to make things easier for the applicant.

George Craig adds that he is concerned that the DEP would insist they go through the checklist to be sure everything conforms and that they aren't doing some "half-measure" review.

Tom Minerich explains that they allow people to come in and give a preliminary idea of what they will be doing, and if there are any additional requirements, the Planning Board can help guide them at that time.

Craig clarifies that he disagrees with the property use standards in the Shoreline Zone only applying when considering a Shoreline Permit in the Shoreland Zone and asks the Planning Board respectfully to reconsider this position.

Tom Churchill says that the Planning Board will consider these comments, however, the Planning Board wants to keep things as simple as possible for applicants.

Boothbay Harbor resident John Seitzer asks if the Planning Board has any say in the Board of Selectmen's decision on voting, whether it be a referendum or a show of hands, in regards to Ordinance amendments.

Tom Minerich says this should go directly to the Select Board.

Tom Churchill clarifies that the Planning Board has no say as of this point.

Tom Churchill motions to adjourn the meeting, which Tom Minerich seconds. This motion passes with a majority vote, and the meeting adjourns at 7:23 pm.