

BOOTHBAY HARBOR PLANNING BOARD

MINUTES OF PUBLIC MEETING

Wednesday, July 13th, 2022

MEMBERS PRESENT:

Tom Churchill - Chair

Lee Corbin

Jon Dunsford

Bill Hamblen

Tom Minerich, 1st Alternate (voted during meeting)

Merritt Blakeslee, 2nd Alternate

TOWN OFFICIALS PRESENT:

CEO, Geoff Smith

Town Attorney, John Cunningham

Town Manager, Julia Latter

Shared/town planner, Isabelle Oechsle

The BHPB minutes, as well as an audio recording are available at the Boothbay Harbor town office. In addition some meetings have been recorded by Boothbay Region TV and may be available for viewing on their Facebook page or by contacting them at: (207) 633-5022.

The meeting was called to order by Chair, Tom Churchill at 6:00 p.m. and the attending members and Town officials were introduced.

Agenda items:

Approval of minutes

Motion to approve June 8th meeting, vote was approved, unanimous

1) Old Business:

Boothbay Harbor Waterfront Park was to be discussed however they were not available (noted by Tom Churchill during new business, prior to Knickerbocker presentation).

2). New Business

a. Linekin Bay Holdings not present, on hold.

Comment by John Cunningham regarding L.B. Holdings, section 170-64, the two projects do not require the same review, Noted.

Linekin Bay representative was not on site, discussion put “on hold” as the representative was in route.

b. PGC4 LLC, Brent James from Knickerbocker to present. 54 Grandview Avenue, Map 2- Lot 4, (now divided) Parcel A, renovation/rebuilding of existing non-conforming structure within shoreland. Move the structure back away from water. Mr. James went into great detail on the site, current vegetation, structures, topography and other necessary information. He also reviewed the thought process for all decisions on which their proposal was based. This is available in the recording of the meeting available through BRTV.

Board discussion: Bill Hamblin questioned the division of the properties to be sure there was no mistake in counting lot coverage, this was confirmed by Town CEO and the Knickerbocker Group. Jon Dunsford asked what will be put in place where the cottage will be relocated from. Some concern on soil and water retention, Knickerbocker confirmed they will be revegetating the area. Knickerbocker worked with Sewer Department to

be sure the sewer meets all requirements. Seasonal water will be provided. There was some discussion on the new building layout. Tom Churchill inquired as to why the proposed structure location was chosen rather than another location. Knickerbocker laid out a detailed explanation as to why this was chosen. Tom Minerich questioned Knickerbocker on what the code required and to be sure this was followed, the response satisfied the question.

Board to review the checklist on the application. John Cunningham assisted in directing the board on which questions needed to be determined. Bill Hamblin motioned to move forward as follows; Tom Minerich moved that the application from Knickerbocker Group dated June 27, 2022, for the parcel known as parcel A on Grandview Ave., Map 2, Lot 4, upon reviewing, we agree the proposed plan meets the requirements for relocation and reconstruction to the greatest practical extent. In addition it meets the criteria in subsection C2, 170-.17 (John Cunningham added to this and has agreed to write up the exact wording for the motion). John Dunsford seconded the motion, four voted for and one opposed.

Comment from the audience; neighbor at (64?) Grandview expressed concerns about use of the property, to be sure this was not a commercial use. Her concerns were noted in the minutes.

Jena Robinson represents Spruce Point association and wanted to be sure the concerns were noted, so noted.

Scott Larson from Linekin Bay Holdings – He came before the Board to add Freedom Boat Club to the Linekin Bay property as a second use. Tom Churchill had an issue with the application signature being a past employee. Scott agreed to sign it. Lee Corbin had concern on parking, the response was that the proposed use was similar to people going to the restaurant. Tom Churchill mentioned 170.64 should be used for this site plan review. He motioned to review site plan based on 170.64, Bill Hamblen seconded, vote was unanimous to approve.

Second application from Linekin Bay Resort; New use for boat rental by Freedom Boat Club for two boats. John Cunningham added this is a commercial use in a shoreland zone. The Shoreland Zone Check List was reviewed. After some discussion a motion was made by Lee Corbin and seconded by Bill Hamblin to approve the application, vote was approved, unanimous.

3) John Dunsford brought up the new planner and ideas of getting a list of ordinances to be modified/added for the betterment of the town. Further discussion will be required during a workshop.

4) Town Planner, Isabelle Oechsle, introduction and background.

5) Motion to elect new Chair, Tom Churchill was elected, unanimous.

6) Some discussion on how we notify the public of a meeting or workshop relating to lead times.

7) Following this discussion the meeting was adjourned at 7:45 PM

Submitted by:

Tom Minerich
Recording Secretary
First Alternate