

BOOTHBAY HARBOR PLANNING BOARD

MINUTES OF PUBLIC MEETING

January 13, 2021

MEMBERS PRESENT:

Chris Swanson –Vice Chair
William Hamblen
Margaret Perritt
Tom Churchill - Chair
John Hochstein
Jon Dunsford, First Alternate
Lee Corbin, Second Alternate
CEO Geoff Smith

In addition to these typed minutes, an audio recording is available to be listened to at the Boothbay Harbor Town Office. This meeting was held via ZOOM only.

Meeting was called to order by Vice Chair Chris Swanson at 7:00 p.m. Chair Tom Churchill joined the meeting at 7:04.

After several nominations which were not seconded, Chair Tom Churchill and Vice Chair Chris Swanson agreed to jointly share the position of recording secretary for the Planning Board. The vote by the Board was unanimous to accept this arrangement.

The Board reviewed the minutes of the November, 12, 2020 meeting. A few typo errors were noted and the minutes were unanimously approved. The Board reviewed the minutes of the December 9, 2020 meeting and unanimously approved the minutes as submitted with no changes.

Kourtnee Langlois and Laurie Dickenson submitted an application for the opening of a nutrition/Juice bar retail business at 43 Oak Street, specifically in the right hand most building. They explained that there will be no inside seating and a take-out window will be added to the front. A deck and stair to the lower parking lot will be added on the rear of the building. Except for a sign mounted on the building and the rear deck, there will be no other changes to the exterior.

Margaret Perritt asked how patrons would access the store from the rear parking area. Kourtnee Langlois explained that they would walk up the drive and not be permitted to use the stairs. Lee Corbin asked how many business' would be in the building. There will be 2, and this application is for only one of those. It will be up to the owner to find a second use/business for the other half of the building.

Tom Churchill explained that much of the information required in the ordinance that shall be submitted with a site plan application was lacking. However, the Planning Board has the authority under Section 170-64 to waive any required submission information it deems not necessary for the Board to review and consider the application. John Hockstein moved and Bill Hamblen seconded a motion to waive

the submissions requirement stipulated in 170-66-sections 5 through 9. Motion was unanimously approved.

Chris Swanson moved the application be deemed complete. It was seconded by Margaret Perritt and approved unanimously

Bill Hamblen mentioned the 2000 s.f. / business use limitation in the Zoning Ordinance. Geoff Smith said the lot is quite large and there is additional space available for additional business' in the other buildings at the location. Chair Tom Churchill read a letter from the property owner, James D. Barnes which explained that Kourtnee Langlois and Laurie Dickinson will sign a lease for the space they wish to lease after Planning Board approval.

John Hockstein motioned that the applicants have right, title and interest, seconded by Margaret Parritt and unanimously approved.

Chris Swanson moved and Bill Hamblen seconded a motion that the applicants have demonstrated this proposal meets the criterial set forth in 170-61 of the Town of Boothbay Harbor Zoning Ordinance. Motion was unanimously approved.

Based on the findings of fact and conclusions, the plans and supporting information, submitted testimony and evidence submitted at the Planning Board meetings on the application, on motion made by Tom Churchill and seconded by Chris Swanson, the Planning Board **APPROVES** this application subject to the conditions of approval set forth below.

Condition 1. That a sign be placed on the rear stairs and deck indicating that these are for employee use only and not for the public to access the building.

VOTE to approve; Unanimous.

Tom Churchill explained that he is still waiting for a response from the Town on his draft proposal (RFP) to hire a consultant to review the housing portions of the Zoning Ordinance. Town Manager Julia Latter explained that due to schedule changes and other Town business, a review of the RFP was delayed but that she would be moving forward with this shortly.

Jon Dunsford said he would be again sending a memo to the Planning Board members to add "museums" as a permitted use in the land use table 170-27.

John Hockstein asked if the Harbor Master Plan would be included in the ordinance work under consideration by the Board of Selectmen, (BOS). Geoff explained that it is still under consideration but that it will not be included as an article for the public vote at the May Town Meeting.

Jon Dunsford mentioned that there is still a need to clarify and perhaps modify the Zoning Ordinance regarding residential housing allowed in the Downtown Business zone. Lee Corbin added that in light of Air B&B and other housing needs this topic should be moved forward.

The meeting was adjourned at 8: 13 p.m.