

BOOTHBAY HARBOR PLANNING BOARD

MINUTES OF PUBLIC MEETING

Wednesday, March 10, 2021

MEMBERS PRESENT:

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

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

Meeting was called to order by Chair Tom Churchill at 7:06 p.m.

As Margaret Perritt had not joined the meeting to this point, Chris Swanson made a motion that John Dunsford be elevated to voting member. This was seconded by Tom Churchill and passed unanimously.

Old Business:

The board reviewed the minutes of the January 13, 2021 meeting. Chris Swanson moved for their approval as corrected and Bill Hamblen seconded the motion. Motion passed unanimously.

Tom Churchill informed Board members the town has disseminated an RFP focused on a review of the land use code and possible recommendations for revisions thereof. He estimated response considerations should be finalized within a few weeks of today.

John Hochstein asked whether the Harbor Master Plan was included in the scope of the RFP.

Tom Churchill replied it would not, as it would be more appropriately considered after completion of the next Comprehensive Plan Review.

New Business:

1. James and Jane Larrabee, 37 Crooked Pine Road, Tax Map 11, Lot 49, of Boothbay Harbor, presented their application to the Board to expand a currently non-conforming structure in the shoreland zone, requiring Planning Board approval under Chapter 170, Article VIII, §170-101.7 C. This expansion would include enclosure of an existent seven (7) feet square porch to incorporate into the current structure to create a small bathroom and expansion of the dining area

Bill Hamblen observed the enclosure of the porch would increase the volume of the structure, but it would remain well within the maximum allowed. Consequently, he had no problems with the expansion, as outlined.

With no further questions from the Board members, the findings of fact concerning the application were considered. Chris Swanson moved the applicants had demonstrated satisfactory right, title, and interest in the property. The motion was seconded by Bill Hamblen and passed unanimously. Bill Hamblen moved the application met the criteria set forth in Chapter 170, Article VIII, §170-101.7 C of the land use code. This motion was seconded by Chris Swanson and passed unanimously. Chris Swanson then moved the application met the required conditions and therefore should be approved. Bill Hamblen seconded the motion and it was unanimously approved by the Board without any further conditions being required.

2. Ms. Karen Roberts had requested to speak to the Board concerning the possibility of decreasing square footage per use requirements in the General Residential Zoning District. Ms. Roberts is the listing realtor representing the owner of the property located on Map 20, lot 115, currently occupied by the Harborside Wellness Clinic, Ms. Alina Blakesley. The size of the lot is .18 acres (7,840 square feet). The property is already, non-conforming, with two existent uses in place, which should require a lot size of 10,000 square feet per use, or 20,000 square feet. Ms. Roberts requested the Board consider approving a third use.

After a modicum of discussion between the Board and Ms. Roberts, the Code Enforcement Officer, Geoff Smith, stated the Board did not have the authority to grant exceptions to the provisions of the Land Use Code. The only way the Board would be able to make the addition of a third use to the property possible was to propose an amendment to the Code to the Board of Selectmen. Should they concur, the amendment would then be voted upon at a town meeting.

The Planning Board Chair thanked Ms. Roberts for her input, but no further action on her request was to be contemplated at this time.

3. There being no further business, Chris Swanson moved the meeting be adjourned, which it was at 7:51 p.m.

Chris Swanson – Recording Secretary