

BOOTHBAY HARBOR PLANNING BOARD

MINUTES OF PUBLIC MEETING

Wednesday, September 8, 2021

MEMBERS PRESENT:

Tom Churchill - Chair

Chris Swanson –Vice Chair

Bill Hamblen

John Hochstein

Jon Dunsford, First Alternate

Lee Corbin, Second Alternate (Arrived at 7:12 PM)

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 at the Boothbay Harbor Town Hall.

Meeting was called to order by Chair Tom Churchill at 7:00 p.m.

As Margaret Perritt was not present for the meeting, Tom Churchill raised Jon Dunsford from alternate to voting member.

Old Business:

The board reviewed the minutes of the August 11, 2021 meeting. Chris Swanson moved for their approval and Bill Hamblen seconded the motion. Motion passed unanimously.

New Business:

1. Catherine Vajda, 12 Old Ice House Road, Tax Map 14, Lot 24-B, of Boothbay Harbor, presented her application to the Board to relocate a non-conforming structure in the shoreland zone, requiring Planning Board approval under Chapter 170, Article VIII, §170-101.7 C. The requested action would replace the current structure with one having a decreased footprint size and located as far as practicable from the pond.

Chris Swanson moved the application submitted met the criteria for completeness. Jon Dunsford seconded the motion. Vote passed unanimously.

With no further questions from the Board members, the findings of fact concerning the application were considered. Bill Hamblen moved the applicant had demonstrated satisfactory right, title, and interest in the property. The motion was seconded by Chris Swanson and passed unanimously.

Chris Swanson 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 Jon Dunsford 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. Lee Corbin arrived at 7:12 and was elevated to voting member by the chairperson, Tom Churchill.
3. John O'Connell, President of Boothbay Harbor Waterfront Preservation, 65 Atlantic Avenue, Tax Map 16, Lot 24, of Boothbay Harbor, proposed to revise a previously approved site plan, requiring Planning Board approval under Chapter 170, Article V, §170-66 (A-10). The requested revisions to the previously approved findings of fact include a reduction of 670 SF of the brick paver gathering area and walkway behind the historical home, an increase in the splashpad from twenty-five (25) to twenty-six (26) feet in diameter, and an increase in the impervious surface calculation from 28.87% to 29.47%. The revised plan has received approval from DEP and Army Corps of Engineers.

John Hochstein questioned the plan to discharge the water from the splashpad into the bay rather than into the sewer system. Geoff Smith reiterated that DEP has already approved the plan.

Jon Dunsford questioned Geoff Smith as to why this application needed to be considered by the Board. Geoff Smith replied that any changes to a Board-approved application must also go before the Board. Additionally, the application was requesting an increase in impervious area.

Chris Swanson moved the application submitted met the criteria for completeness. Bill Hamblen seconded the motion. Vote passed unanimously.

With no further questions from the Board members, the findings of fact concerning the application were considered. Tom Churchill moved the applicant had demonstrated satisfactory right, title, and interest in the property. The motion was seconded by Jon Dunsford and passed unanimously.

Chris Swanson moved the application met the criteria set forth in Chapter 170, Article V, §170-66 (A-10) of the land use code. This motion was seconded by John Hochstein and passed unanimously. Bill Hamblen then moved the application met the required conditions and therefore should be approved. Jon Dunsford seconded the motion and it was unanimously approved by the Board without any further conditions being required.

4. Mike Thompson, representing the Rotary Club of Boothbay Harbor, 66 Montgomery Road, Tax Map 30, Lot 1-ON, of Boothbay Harbor, presented an application to expand their existing parking lot by more than 1,500 SF, requiring Planning Board approval under Chapter 170, Article V, §170-61. This action would expand the parking capacity of the lot to approximately forty (40) vehicles.

Tom Churchill recused himself from consideration of the application as a possible conflict of interests could be perceived. Chris Swanson assumed the role of chairperson for consideration of the application.

John Hochstein declared he did not feel he had a conflict of interest in the consideration of the application.

Bill Hamblen asked whether the inclusion of only the easement deeds with the application was intentional. Geoff Smith verified he had established the applicant's right, title, and interest to the property

Jon Dunsford commented he was pleased to see the previous problems with the application had been corrected.

Bill Hamblen moved the application submitted met the criteria for completeness. Lee Corbin seconded the motion. Vote passed unanimously.

With no further questions from the Board members, the findings of fact concerning the application were considered. Lee Corbin moved the applicant 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 Jon Dunsford and passed unanimously. Lee Corbin then moved the application met the required conditions and therefore should be approved. Jon Dunsford seconded the motion and it was unanimously approved by the Board without any further conditions being required.

5. Tom Churchill forwarded the idea to assign Board members sections of the Comprehensive Plan for review and revision.

Geoff Smith reminded the Board any revision of the Plan would involve a planning consultant as well as other committee members from outside the Board.

Chris Swanson remarked the Comprehensive Plan is data-driven. Consequently, relevant, current data must be collected for a meaningful update of the Plan to be made.

Jon Dunsford mentioned the first thing Board members should do is read the current Plan so they are aware of its content.

Bill Hamblen commented the most important thing to consider in updating the plan is to make it a useable document.

Tom Churchill stated he would request additional meetings so the Board could begin work on a Comprehensive Plan review. He asked that Board members become familiar with the current Plan prior to the next meeting, as well as those of similar communities, such as Boothbay.

6. There being no further business, the meeting be adjourned at 8:17 p.m.