

BOOTHBAY HARBOR PLANNING BOARD
MINUTES OF PUBLIC MEETING
Wednesday, May 10th, 2023

Members Present

Jon Dunsford
Merritt Blakeslee, *First Alternate*
Bill Hamblen
Tom Churchill, *Chair*
Lee Corbin
Tom Minerich

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 P.M.

Old Business

Squirrel Island Village Corporation, 35 Howard St., Tax Map 19 Lot 18. Applicant has submitted an application for Site Plan review; continued from the April 12, 2023, meeting.

The Planning Board has obtained the MDOT driveway entrance permit since the last meeting.

Tom Minerich motions that the Planning Board accepts the letter from MDOT, as meeting the requirements under §170-67. Seconded by Bill Hamblen this motion is approved unanimously.

There is discussion regarding whether or not the setbacks on this Site Plan comply with the Ordinance.

Jon Dunsford motions that the Planning Board does not require a buffer along route 27 under §170-35(a)(1) as there has been no buffer for a number of years, sidewalk and visibility would like to be retained and there are no plans to build in the buffer zone. Seconded by Bill Hamblen the motion is approved unanimously.

The Planning Board comes to an agreement that §170-35(a)(3) is applicable in this Plan, which says the setback must be 5ft along abutting residential properties. The plan shows a setback of 3.75ft and the applicant must change this in order for the plan to be approved.

After some discussion on whether the planning board will require buffering under §170-35(a)(7) Tom Minerich motions that buffering and screening will require fencing on the northerly property and landscaping acceptable to the owners of the properties to the south. Seconded by Jon Dunsford the motion is approved unanimously.

Tom Minerich adds that he would like to see a “No Idling” sign to prevent any disturbance, however, the Planning Board has no place to require this, it is simply a recommendation.

Tom Minerich motions that this Site Plan application be approved with the conditions the Planning Board had previously set and the changes to the Site Plan discussed at this meeting. Seconded by Bill Hamblen, the motion is approved unanimously.

Other Business

Pre-Application - PGC8 LLC, Represented by Valerie Tessier, a senior architect. Applicant is presenting a concept to redevelop a property, formerly known as the Lobster Dock.

Tessier argues the plans will dramatically improve the current site by adding greenery to a site that is mostly gravel and asphalt.

The applicant proposes a 10-unit boutique-style hotel, divided into 2 structures in order to meet building height requirements, that will have a 20 ft wide view corridor in a straight line from Atlantic Avenue to the harbor.

The hotel is proposed to be “self-serve” and would have small amenities such as a grab-and-go cafe, a pool, and access to a dock, and is designed to meet ADA guidelines.

There will be 10 parking spaces, one of which is handicapped, laid out in two groupings so that emergency services are able to turn around.

The applicant plans to return with a completed application, including all permits in a few months.

Jon Dunsford talks about the historical significance of this site and how it may impact their plans.

There is concern about water pollution from chemicals that will be used on putting green within 75 ft of the water with no buffer strip.

Boothbay Harbor resident, John Seitzer asks how wide the entrance will be to the greenhouse, which the Planning Board answers will be 30ft.

Seitzer then comments on the pre-application by PGC8 LLC, saying the plans look similar to condominiums they had previously proposed in 2019.

Boothbay Harbor resident, Devyn Campbell, asks on behalf of the Boothbay Region Waterfront Preservation that the Planning Board meet before the next regularly scheduled meeting regarding a flow installation permit.

The Planning Board agrees to meet Wednesday, May 24, 2023, at 6:00 P.M.

ORDINANCE REVIEW

Tom Churchill will be meeting with the Board of Selectmen Monday, May 22, 2023, regarding proposed ordinance changes.

There will be a workshop Wednesday, May 24, 2023, at 5:00 P.M.

Bill Hamblen motions to adjourn the meeting at 7:36 P.M. Seconded by Lee Corbin the motion is approved unanimously.