

BOOTHBAY HARBOR
PLANNING BOARD MINUTES
SEPTEMBER 13, 2023

In addition to these typed minutes, video recordings of all Planning Board meetings can be viewed at BRCTV, and audio recordings at the Boothbay Harbor Town Office.

ATTENDING:

Tom Churchill - Chair
Jon Dunsford
Lee Corbin
Tom Minerich
Ronald Cohen - 1st Alternate

Julia Latter - Town Manager
Geoff Smith - Code Enforcement Officer

Tom Churchill called the meeting to order at 6:00 p.m.

- There is a quorum, and Ron Cohen may be moved to a voting position if necessary.

MINUTES: Motion to approve the minutes of August 9, 2023, as written; approved 5-0.

OLD BUSINESS:

1. **Review Finding of Fact for Squirrel Island Village Corp, 35 Howard Street:**
 - Version B, Item O(3) states that there shall be a minimum 15ft buffer strip along all property lines that abut residential uses. A suitable visual screen within the 15ft buffer strip shall comply with 170-35(B)(15). Each residential property owner shall provide a letter stating that the proposed visual screening is acceptable.
 - This phrase is not included in version A.
 - Motion to accept version A with the property owners not having a right to review; approved 4-1 with Churchill opposed.
2. **John and Jane Whitten, 133 McKown Point Road, Tax Map 4 Lot 59, applicant is seeking to reconstruct a non-conforming structure and relocate it to meet all required setbacks to the greatest practical extent, requiring site plan approval under Chapter 170, Article VIII, Subsection 170-101.7 (C) 2.-PREVIOUSLY TABLED- Request from applicant to take up from the table and continue to review:**
 - Designs have changed slightly since this application was initially tabled.
 - The applicant wants to move the structure away from the water to become conforming.
 - Motion to follow 170-101.7(C)(2) for the review of this application; approved 4-1 with Churchill opposed, as he believes this plan would fall under 170-101.7(C)(3).
 - The applicant will return with updated designs.
 - Motion to table the discussion; approved 5-0.

NEW BUSINESS:

1. **John and Christina Vanacore, 54 Wawenock Trail, Tax Map 29 Lot 46, the applicant seeks to expand a nonconforming structure in the shoreland zone, requiring approval under Chapter 170, Article VIII, Subsection 101.7(C)(1)(a):**

- The applicant requests approval for a small expansion well below 30%.
- No part of the expansion is to go closer to the shore.
- Motion that the site plan complies with the requirements of 170-101.7(C)(1) as the expansion will not exceed 30% and will not move any closer to the water; approved 5-0.

- The board discussed ordinance changes to be discussed with the board of selectmen during an upcoming joint workshop, and the best ways to prepare. To keep the discussion on track and use time efficiently during the workshop, Churchill intends to send out a proposed agenda to planning board members for revision, to then go to Town Manager Letter for distribution to the select board.

ADJOURN: Motion to adjourn at 7:10 PM; approved 5-0.