

**BOOTHBAY HARBOR
PLANNING BOARD MINUTES**

April 10, 2024, 6:00 PM

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 Minerich – Chair
Merritt Blakeslee – Vice Chair
Ronald Cohen – Secretary
Jon Dunsford
Lee Corbin
Dave Cody – 1st Alternate

Julia Latter – Town Manager
Geoff Smith – Code Enforcement Officer
John Cunningham – Town Attorney

MINUTES: Motion to approve the minutes of March 13, 2024, as presented; approved 5-0.

OLD BUSINESS:

1. **Boothbay Region Housing Trust, Alexander Way (Harbor Point Subdivision):** Review of material submitted by the applicant to determine compliance with conditions of approval from February 14, 2024, which was an approval per Chapter 170, Article IV, §170-38, Extraction/excavation or filling. Two documents were to be provided to Geoff Smith; verification of financial ability and information regarding a water easement which have been received.

NEW BUSINESS:

1. **The Coal Shack LLC, 32 McKown Street:**
Seeking site plan approval for a restaurant, per Chapter 170, Article III, §170-27.
 - Motion to table the application until a full plan is submitted made by Minerich and seconded by Blakeslee; approved 5-0.
2. **Barbara Freeman Rev Trust, 11 Eames Road:**
Represented by Chris Bertin. Seeking a determination of the greatest practical extent, to reconstruct a non-conforming structure in its current location in the Shoreland Zone, per Chapter 170, Article VIII, §170-101.7(C)(3).
 - Motion that the applicant has met all setback requirements to the greatest practical extent made by Minerich and seconded by Dunsford; approved 5-0.
3. **Barbara Freeman Rev Trust, 11 Eames Road:**
Represented by Chris Bertin. Seeking a shoreland permit for reconstructing a dwelling unit in the shoreland zone, per Chapter 270, Article VIII, §170-101.1(B).

- The board is satisfied with the application which will maintain safe and healthful conditions; will not result in water pollution, erosion, or sedimentation of surface water; will adequately provide for the disposal of all wastewater; will not harm spawning grounds, fish, aquatic life, birds or wildlife habitat; will conserve offshore cover and visual as well as actual points of access to inland and coastal waters; will protect archaeological and historic resources as designated in the comprehensive plan; will not adversely affect existing commercial fishing or maritime activities in the working waterfront district; will avoid problems associated with floodplain development and use and is in conformance with provisions.
- Motion to approve the shoreland permit for reconstructing a dwelling unit in the shoreland zone, per Chapter 270, Article VIII, §170-101.11(C)(3)(a-i), as presented made by Minerich and seconded by Cody; approved 3-2 with Blakeslee and Corbin opposing.

4. Pre-Application - Nicholas Plumer, dba Boothbay Region Surveyors:

Representing Andrei Elizarkov. Seeking a review of a pre-application for a minor subdivision per Chapter 170, Article IX, §170-104(A).

- Motion to pass the application to the next phase, as presented made by Minerich and seconded by Blakeslee; approved 5-0.

ADJOURN: Motion to adjourn made by Minerich and seconded by Blakeslee at 7:38 PM; approved 5-0.