

**BOOTHBAY HARBOR PLANNING BOARD**

MINUTES OF PUBLIC MEETING

**December 9, 2020**

MEMBERS PRESENT: Chris Swanson  
William Hamblen  
Margaret Perritt  
Tom Churchill  
John Hochstein

Jon Dunsford, First Alternate  
Lee Corbin, Second Alternate

CEO, Geoff Smith

In addition to these typed minutes, audio recordings are available to be listened to at the Boothbay Harbor Town Office.

- Meeting was called to order by Chair Tom Churchill at 7:00 p.m.
- Board discussed the need for items discussed during review to be included in the findings of fact as conditions of approval, or on signed site plans.
- Boothbay Region Maritime Foundation, represented by Gartley and Dorsky Engineering and Surveying, 85 AND 87 Atlantic Ave, Tax Map 16, Lots 21 and 22, Applicant is seeking to construct a new building and structure for commercial use, requiring Planning Board approval under Chapter 170, Articles V and VIII, Sections 61 and 69, subsection A and B, **continued from previous meeting.**
  - Chris Swanson made a motion that the application be deemed complete, after receiving necessary permits from the DEP. The board voted 5-0 that the application was complete. Swanson made a motion that the Board, with an application now deemed complete, should schedule a public hearing. The motion was not seconded, and the motion failed. Will Gartley of Gartley and Dorsky said that there were no changes to the application reviewed in November, except that the DEP permit had been received. Churchill discussed the design of the parking area and truck dimensions. John Hochstein commented that he lives near the site, and has never seen a problem with trucks at this site or at the Fish Pier site. Churchill noted that the ordinance requires that driveways be 75' from non-signalized intersections. Bill Hamblen moved to waive this requirement, and motion

was unanimously approved. Hamblen wanted a condition included that the Selectboard approve a wharves and weirs permit based on what the Planning Board has seen or close to it. The Board unanimously approved the application, with conditions.

- Churchill gave an update on the housing work he has been involved with. Churchill had reached out to Lincoln County Regional Planning Commission, whom Churchill said had submitted a proposal. After a discussion with the Town Manager and Code Enforcement Officer, Churchill said that he had drafted an RFP to be advertised to get other proposals, and was awaiting review by the Town Manager. Churchill said that the Selectboard had assured him that there was money for the ordinance work, as well as for work on the Harbor Master Plan.
- Meeting was adjourned at 7:52 p.m.

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Tom Churchill

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Geoff Smith, Recording Secretary