

BOOTHBAY HARBOR PLANNING BOARD

MINUTES OF PUBLIC MEETING

April 14, 2021

MEMBERS PRESENT:

Chris Swanson –Vice Chair
William Hamblen
Margaret Perritt
Tom Churchill - Chair
John Hochstein
Jon Dunsford, First Alternate
Lee Corbin, Second Alternate
CEO - Geoff Smith
Town Manager - Julia Latter

In addition to these typed minutes, an audio recording is available to be listened to at the Boothbay Harbor Town Office. This meeting was held via ZOOM only.

Meeting was called to order by Chair Tom Churchill at 7:01 p.m.

Chair Tom Churchill was recording secretary for this Planning Board meeting. The minutes of the March 10, 2021 Planning Board meeting were approved as amended.

1. Carefree Boat Club

Edward Bernard presented his application for a new business at 19 By Way to rent boats through the Carefree Boat Club. The operation will lease parking spaces in the existing parking area, as well as the existing shed and some of the existing boat slips. No physical changes to the site are required. The business office for the Carefree Boat Club will be at 5 Oak Street. Chris S. confirmed that there is no requirement for parking in the Downtown Business District. The "Club" will lease 4 of the existing slips and 5 of the existing parking spaces. Bill H. stated that this proposal will constitute 3 uses on the site, (marina, parking, boat club). Lee C. suggested that the Boat Club and Marina are essentially the same use so there would be only 2 uses. Bill reminded the Board that in previous discussions, the Board's determination of commercial uses would be based on the number of cash registers thereby identifying separate uses. Geoff Smith pointed out that the site contains .68 acres which would allow up to 14 uses under the current Code.

VOTE Chris S. motioned and Bill H. seconded that the proposed application met the required Right, Title and Interest, as we as the criteria set forth in Chapter 170-61 without conditions. The application was unanimously approved.

2. Boothbay Harbor YMCA

Brent James from Knickerbocker Group presented preliminary plans for the expansion/renovations proposed for the YMCA complex on Townsend Ave. (Route 27). He stressed the designed changes to the buildings, parking area, entrances and drainage. The overall footprint of the buildings will remain essentially the same.

Tom C. clarified that this application is not complete since the required DEP permits have not been issued. Therefore the discussion would be considered informational only and no votes would be taken.

Bill H. questioned the new parking arrangement, particularly with regard to the circulation at the main entrance. He also mentioned that the ordinance requires a maximum of 40 spaces without some form of landscape division. There was also a discussion about the setback of the parking lot from the Route 27 ROW. Andy Hamblett said the existing parking lot was likely within the set back and space to meet the 15' setback was not available. Margaret P. was concerned about the removal of trees along Route 27. Brent said these would be replaced with additional landscaping. Tom C. said he liked the realignment of the southern entrance/exit across from the school entrance/exit but also expressed concerns about the circulation in the parking lot at the main entrance. He asked that a professionally drawing landscape plan be provided for the entire project. Tom C. also mentioned his concern about the overhead wires providing power to the youth buildings. Andy Hamblett explained that the proposed plans represent Phase I. In Phase II, power will be redirected to these buildings from the north end of the property as part of other mechanical work being done. The second phase will also include coordination of sidewalk construction along Route 27 with the Town of Boothbay Harbor and Maine DOT. Lee C. also expressed concerns about parking lot circulation at the main entrance and had concerns about the safety of students crossing Route 27. This application will return for review and approval when the other required permits are issued.

Tom C explained that 2 responses to the Town RFP relating to housing were received. These came from Midcoast Economic Development District and Lincoln County Regional Planning Commission. Julia Latter asked that 2 members from the Planning Board join with 2 members from the Select Board in reviewing the proposals. Tom C. will be one member, Chris S. volunteered to be the second.

The meeting was adjourned at 8: 26 p.m.

Tom Churchill – Recording Secretary