

BOOTHBAY HARBOR PLANNING BOARD

MINUTES OF PUBLIC MEETING

Wednesday, May 12, 2021

MEMBERS PRESENT:

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

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

Meeting was called to order by Chair Tom Churchill at 7:03 p.m.

Old Business:

The board reviewed the minutes of the April 14, 2021 meeting. Chris Swanson moved for their approval as corrected and Margaret Perritt seconded the motion. Motion passed unanimously.

New Business:

1. Linc Sample, representing Barrett L Gilchrist, presented the owners' application to the Board to expand a non-conforming structure at 56 Virginia Street, Tax Map 24 Lot 53, in the Shoreland Zone, requiring Planning Board approval under Chapter 170, Article VIII, §170-101.7 (C). Mr. Sample informed the Board the project would constitute extending the present cottage by adding a 12' by 17' addition, maintaining existing plate height and roof lines. This extension would be under the 30% maximum allowable expansion in the Shoreland Zone and would not increase the non-conformity of the structure.

With no significant questions from the Board members, the findings of fact concerning the application were considered. Chris Swanson moved the applicants had demonstrated satisfactory right, title, and interest in the property. The motion was seconded by Bill Hamblen and passed unanimously. Chris Swanson moved the application met the criteria set forth in Chapter 170, Article VIII, §170-101.7 C of the land use code. This motion was seconded by Margaret Perritt and passed unanimously. Tom Churchill then moved the application met the required conditions and therefore should be approved. Bill Hamblen seconded the motion and it was unanimously approved by the Board without any further conditions being required.

2. Tom Churchill informed Board members the Town has entered into a contract with Lincoln County Regional Planning Commission to conduct a study of housing trends,

conditions, and availability in the area and to make recommendations for changes to the Boothbay Harbor land use code to better serve the community's housing needs.

Lee Corbin suggested the Commission work with other interested groups in the area interested in facilitating low-cost housing to work together to produce an affordable housing ordinance. Tom Churchill responded the RFP's intent was not to create an affordable housing ordinance, but to modify the existent code to better encourage the building of affordable housing. Tom Churchill provided examples of reducing lot size requirements for keyhole lots and tiny houses as possible ways this could be done.

Jon Dunsford recommended the consultants meet with potential developers to elicit their thoughts on how the land use code could be modified to increase feasibility and attractiveness of local housing development.

3. Tom Churchill discussed the need to update the Town's comprehensive plan. John Hochstein suggested divvying the separate components up amongst board members for review and update. Geoff Smith stated the Comprehensive Plan as a whole is not a responsibility of the planning board and will instead be reviewed under the auspices of the Select Board and independent consultants,
4. There being no further business, Chris Swanson moved the meeting be adjourned, which it was at 7:56 p.m.

Chris Swanson – Recording Secretary