

BOOTHBAY HARBOR PLANNING BOARD

MINUTES OF PUBLIC MEETING

June 9, 2021

MEMBERS PRESENT:

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

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.

The meeting was called to order by Chair Tom Churchill at 7:02 p.m. Chair Tom Churchill advanced First Alternate Jon Dunsford to voting member for the evening.

Chair Tom Churchill was recording secretary for this Planning Board meeting. The minutes of the May 12, 2021 Planning Board meeting were approved as submitted

1. Penny Rossano, 17 Hahn Cove Road;

The applicant explained that she wanted to build an addition above an existing flat roof portion of her house. The expansion falls within the allowed 30% area/volume one-time allowance. According to Geoff Smith, no other expansions to this structure have been made since 1989. The entire expansion will be within the existing footprint of the building.

VOTE: Tom C moved and Bill H. seconded that the proposed application met the required Right, Title and Interest requirement, as were as the criteria set forth in Chapter 170-61 without conditions. The application was unanimously approved.

-2- Rosemary Bourette, 80 Park Street;

This was an informal discussion regarding the possible division of an existing lot. According to the applicant, lots 39A and 39D were created along with a third lot between 39A and 39D as part of an approved subdivision known as Lobster Cove Estates in 1971. In 1985 lot 39A and the adjacent lot were combined into 1 lot now shown as 39A. Ms. Bourette would now like to reestablish the third lot as originally approved in 1971. The lot would meet the minimum lot size requirements of Sec 170-27 of the BBH Land Use Code. The house on lot 39A will meet the requirements on Sec 170-28 with regard to setbacks.

The Board discussed the need for a public hearing and determined by consensus that a public hearing would not be necessary.

Ms. Bourette said she would return at a later date with a formal request for a subdivision as required in Article IX Sec 170-102.

3. Boothbay Harbor Rotary Club, Montgomery Road

Chair Tom Churchill stated that as a member of the Rotary Club, it would be a conflict of interest for him to participate in the discussion of this matter. He recused himself from the discussion and asked vice chair Chris Swanson to act as Chair for this agenda item.

The Rotary Club was represented by Mike Thompson who asked for an informal discussion concerning the construction of an expanded parking lot for the Rotary Club facilities on Montgomery Road. Currently there is very limited parking available off Montgomery Road at the Club facilities. During the normal weekly meetings, and the Saturday morning barn sale which replaces the annual auction, there are an average of 10 to 25 cars parked along Montgomery Road. This is a private road owned by the Red Hawk Reach Association.

Given the extensive list of submission requirements listed in Sec 170-66-B, (1-9), Mr. Thompson said he was asking for guidance as to the extent of data the Board would require when a complete application was submitted. Geoff Smith explained that all of the items in Sections 170-66-B, (1-8) must be addressed in some fashion even but the Board has the ability to waive items in Sub-section 9.

Chris S. asked what the surface material of the proposed parking lot would be. Jon D. said he felt a Stormwater control plan designed by a professional engineer would be necessary but not a full Stormwater Management Plan. He also felt that information on the proposed lighting and the type of buffer along Montgomery Road would be necessary. Margaret P. said she liked the one-way flow of traffic through the proposed parking lot. Lee C. asked if the existing access would still allow for 2-way traffic. Chris S. referred to Sec 170-69 as also being applicable. Geoff Smith briefly reviewed the various criteria with the Board to determine the level of interest by the Board in having detailed information on these items.

Mr. Thompson thanked the Board for their comments and said he would submit a Site Plan Application for review and the July meeting.

Chair Tom C. reminded that Board that at the July meeting, the Board should elect a chair for the upcoming year. The Board should also consider options for a monthly recording secretary.

The meeting was adjourned at 8:12 p.m.

Tom Churchill – Recording Secretary