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**BOOTHBAY HARBOR PLANNING BOARD**

MINUTES OF SPECIAL MEETING

(HELD IN THE FIRE DEPARTMENT)

**April 25, 2018**

MEMBERS PRESENT: Thomas Churchill, Vice Chairman

Lee Corbin, Second Alternate

Jon Dunsford, First Alternate

William Hamblen, Chairman

John Hochstein

Margaret Perritt

Chris Swanson

CEO, Geoff Smith

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

*The purpose of the Maritime/Water Dependent District is to reserve a reasonable portion of the Boothbay Harbor waterfront for traditional water-dependent uses. The intention of this land use district is to protect traditional commercial water-dependent uses such as commercial fishing, boat building, marine service and repair, etc., from other competing but incompatible uses; to conserve points of public access to coastal waters; and to give preference in identified areas to commercial water-dependent uses over recreational and residential uses.*

1. John O'Connell did not believe Paul Coulombe would ever see a return on his investment so his motives should be viewed as being good.

2. Susan Craig felt he would have a better opinion if there was more specific information; that it was too vague.

Bob Faunce zzzzzzzzzzz

3. Abby Shaw (?) stated he knew more about fisheries than anyone else, was pleased that Tim Brown and Jeanne Fuller would be part of the committee and believed the Planning Board was on the right track.

4. Donna Piggott owner of The Boardroom, was encouraged that so many facets of the community would determine whatever changes would be made.

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5. Bob Maynard (?) of Boothbay Harbor , owner of the Boothbay Lobster Wharf, found Paul Coulombe to be forthright and hoped the public would do what is best for the town.

6. Jeanne (?) McKay, owner of the Lobster Dock, stated change is going to happen whether it is because of Paul Coulombe or someone else and another investor may not be as generous.

7. Steve Madden Linc Sample advised setting up a timeline so this issue would not drag on for years.

8. John Seitzer, co-owner of Joy to the Wind Gallery, was concerned about the possibility of having a private resort across the street from his property where the public would not be able to go.

9. George Schumer (?) , owner of Coastal Maine Popcorn, has formed a group called, "People For Positive Change" that represents approximately 200 people to date who want to see Boothbay Harbor move forward.

10. Julie Roberts Sam Fuller, son of Harbor Bait owners, stated there were year-round employees on the working waterfront.

11. Tom Philbrick Bob McKay wanted to see public access on the east side and was against building condominiums there.

12. Tom Myette stated he would like to see a public walk along the harbor (on the east side).

13. Wendy Wolf George \_\_\_\_\_\_\_ thought it was a good opportunity for the town.

14. Bill Logan ob Foster believed the days of boat building on the east side were gone. Bob also reminded everyone how Mr. Coulombe opened his hotel back up to provide a warm shelter for many families after power was lost in the wind storm.

15. Laura Honey Jeff Curtis, owner of Sherman's Book Store, stated it is time to change the codes on the east side.

16. Mark Osborn Norm Pierce, who had worked for twenty-six years at Cap'n Fishes stated he was not against change but there was a lot for Paul Coulombe to learn.

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Chairman Churchill concluded the public discussion by saying, "The devil, as they say, is in the details and it will be a long road to n ordinance that everybody likes. Whatever the end result is I am sure is going to be better than what we have now."

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The Planning Board reconvened in town hall for a workshop with Lincoln County Planner, Bob Faunce, to discuss "uses" and business density in the Downtown District.

Bob Faunce suggested doing away with lot size when determining how many "uses" a property can support.

Discussion ensued as to how to handle residential use in the Downtown District.

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Before the meeting adjourned, Vice Chairman Hamblen thanked Chairman Churchill

for his fine service as Chairman of the Planning Board for nearly two years.

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ADJOURN

The meeting was adjourned at 9:54 pm.

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William Hamblen, Chairman Kellie Bigos, Recording Secretary