

# BOOTHBAY HARBOR PLANNING BOARD MINUTES

January 10, 2024

In addition to these typed minutes, video recordings of all Planning Board meetings can be viewed at BRCTV, and audio recordings at the Boothbay Harbor Town Office.

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## ATTENDING:

Tom Minerich - Vice Chair\*  
Jon Dunsford  
Lee Corbin  
Merritt Blakeslee  
Ronald Cohen - Secretary, 1<sup>st</sup> Alternate\*  
Dave Cody - 2<sup>nd</sup> Alternate

Julia Latter - Town Manager  
Geoff Smith - Code Enforcement Officer

\* Tom Minerich will act as Chair  
\* Ronald Cohen will act as a voting member

## MINUTES

1. The October 18<sup>th</sup> meeting minutes will be heard on February 14<sup>th</sup> to allow board members to review.
2. The December 13<sup>th</sup> meeting minutes will be heard on February 14<sup>th</sup> to allow board members to review.

## NEW BUSINESS:

1. **Linekin Bay Holdings, 92 Wall Point Road;** Represented by Knickerbocker Group, is seeking site plan review, Per Chapter 170, Article V, §170-61:
  - The applicant has made minor changes to the site plan.
  - Blakeslee says he would be reluctant to sign off on this plan until they have final approval from the fire marshal's office, since the original staff housing proposal did not have sprinkled buildings, which were later found to be required. These buildings will be connected to the public water line to serve the domestic water and sprinkler system.
  - The applicant is no longer proposing to construct a single cottage by the office building and existing water tanks will now be moved outside of the setback.
  - No new work will take place in the Shoreland Zone.
  - The board does not believe that the applicant's six-inch water line is sufficient based on past applications and believes the applicant will need tanks. If tanks are installed interiorly then they will not need approval, however, if that changes, they will need to come back to the planning board.

- The applicant has submitted plans to the water district requesting a letter of approval since November but has yet to hear anything back. The board makes a condition that the applicant will need to receive and provide a letter of approval from the water district.
  - Boothbay Harbor resident, John Seitzer, questions if the 11 proposed parking spaces will be adequate for 36 people in staff housing. He then comments that he believes since the housing is seasonal, the housing amenities should be sufficient.
  - Motion that the site plan be approved, with specified conditions, was made by Dunsford and seconded by Blakeslee; approved 5-0.
2. There will be a joint ordinance workshop held with the Board of Selectmen on January 30th, 2024.

ADJOURN: Motion to adjourn at 8:10 PM made by Dunsford and seconded by Blakeslee; approved 5-0.