

Planning Board

Alan Bellows - Chair
Robert Ham
Bruce Bowler
Annette Stormont
Sam Morris
Dimsie McBride – Alternate
Peggy Kotin - Alternate



Town of Boothbay Planning Board Meeting
Wednesday, April 18, 2018
6:30PM – Town Office Conference Room

MINUTES

1. CALL MEETING TO ORDER: Alan Bellows called the meeting to order at 6:30PM.

- Roll call of Members & other officials in attendance:** Alan Bellows, Rob Ham, Annette Stormont, Sam Morris, Peggy Kotin, CEO Jason Lorraine and Secretary Sherry Tibbetts
- Any commentary by the Board or instructions to the audience prior to reviews:** Annette Stormont made a motion to appoint Sam Morris as a regular member of the board and Rob Ham seconded the motion. Vote: 3-0 in favor.

Alan Bellows said that Peggy Kotin would be a voting member of the board for this meeting as Bruce Bowler was absent.

2. OLD BUSINESS:

Applicant: Robert & Maureen Driscoll, represented by Pete Ripley

Mailing Address: 107 Hillside Street, Milton, MA 02186

Property location: 5 Shore Road, East Boothbay, ME, tax map/lot U01/0008

Zone: Special Residential, Shoreland Zone

Principal Reviewer: Alan Bellows

Application Review: Applicant wishes to remove two existing attached sheds and replace with a 20' x 24' barn. This will move the structure away from the property line, making it more conforming.

Pete Ripley was present to discuss this application. This application was discussed at a previous meeting and more information was needed to proceed. There have been two revisions to the application since that meeting and the lot coverage numbers now look correct.

Pete Ripley said this moves the building away from the property line making it more conforming. When asked, Mr. Ripley said it will not have a full foundation.

As there were no other questions, Mr. Bellows proceeded to the findings of fact.

Findings of fact:

The owners are Robert and Maureen Driscoll relating to the property located at 5 Shore Road (16 Seascape Dr.) Taxes on the property have been paid in full.

The deed for the property can be seen at the Lincoln County Registry of Deeds in Book 4024 on page 43. The property is in the Special Residential Zone and is in the Shoreland Zoning Overlay.

The property can be identified as Assessor's tax map/lot U01/0008 and contains 0.38 acres.

Applicant wishes to remove two existing attached sheds and replace with a 20' x 24' barn. This will move the structure away from the property line, making it more conforming.

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Conclusions:

Alan Bellows made a motion that the applicant has demonstrated Right, Title or Interest on the property in question and Rob Ham seconded the motion. Vote: 5-0 in favor.

Alan Bellows made a motion that the applicant has demonstrated that this proposal meets the criteria set forth in Section 1.8 and 3.6 (A-H) Review Criteria of the Town of Boothbay Zoning Ordinance and Sam Morris seconded the motion. Vote: 5-0 in favor.

Alan Bellows made a motion that the applicant has demonstrated that this proposal meets the criteria set forth in Section 3.9.7.4 of the Town of Boothbay Zoning Ordinance and Annette Stormont seconded the motion. Vote: 5-0 in favor.

Alan Bellows made a motion that the applicant has demonstrated that this proposal meets the criteria set forth in Section 3.11.23.3.1, 3.11.23.3.1.3, 3.11.23.3.1.3.1, and 3.11.23.3.1.4 Non-conforming Structures of the Town of Boothbay Zoning Ordinance and Annette Stormont seconded the motion. Vote: 5-0 in favor.

Decision:

Based on the above findings of fact and conclusions, the plans and supporting information submitted, testimony and evidence submitted at the Planning Board meetings on the application, on a motion made by Alan Bellows and seconded by Annette Stormont, the Planning Board approved the development permit application with no additional conditions of approval all for the reasons set forth in the findings and conclusions. Vote: 5-0 in favor.

3. NEW BUSINESS:

COMPLETENESS REVIEW: (The Planning Board, if Planning Board approval is required, shall notify the applicant either that the application is complete, or if the application is incomplete, that additional material is needed to make the application complete.)

4. OTHER BUSINESS:

PRE-APPLICATION REVIEW: (Pre-Application Meeting. An applicant may appear informally at a regular meeting of the Planning Board to informally discuss a proposed development. No fees shall apply and no binding commitment shall be made between the applicant and the Planning Board.)

5. APPROVE MINUTES: None present to be approved

6. ADJOURN MEETING: Annette Stormont made a motion at 7:40PM to adjourn the meeting and Rob Ham seconded the motion. Vote: 5-0 in favor.

Minutes respectfully submitted
Sherry Tibbetts
Secretary