

Planning Board

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



Town of Boothbay Planning Board Meeting
Wednesday, December 19, 2018
6:30PM – Town Office Conference Room

MINUTES

1. **CALL MEETING TO ORDER:** Sam Morris called the meeting to order at 6:30PM.

- Roll call of Members & other officials in attendance:** Sam Morris, Rob Ham, Annette Stormont, Bruce Bowler, Dimsie McBride, Peggy Kotin, CEO Jason Lorrain, Secretary Sherry Tibbetts
- Any commentary by the Board or instructions to the audience prior to reviews:** Bruce Bowler made a motion to appoint Peggy Kotin as a voting member for this meeting and Sam Morris seconded the motion. Vote: 4-0 in favor.

2. **OLD BUSINESS:** none scheduled

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.)

- **Applicant:** Ed Jewett, Represented by Josh Seiders
Mailing address: 59 Corey Lane, Boothbay, ME
Property location: 59 Corey Lane, Boothbay, ME – Tax map/lot R04/0004/A
Zone: Residential
Principal reviewer: Annette Stormont
Application Review: Applicant seeks approval to change the use of a vacant former print shop to office space/service business. The applicant would like to use the office space for paperwork and store small business equipment in the garage.

Josh Seiders and associate Richard Green were present to discuss this application.

Annette Stormont asked Mr. Seiders about waste and Mr. Seiders said all waste would be taken directly to the Transfer Station and none brought back to the site.

An abutter asked about a Security system and were satisfied with the answer from Mr. Seiders.

Mr. Seiders said the hours of operation would be 7-4 Monday through Friday with an occasional Saturday.

Sam Morris asked about the lighting and Mr. Seiders said the current lights need replacing and they would most likely put in a motion sensor light out front small light over office door. He further said they will make sure the lights do not bother the neighbors.

Annette Stormont read a letter from Ed Jewett stating what the plans for improvement are. There are to be no changes in the footprint of the building and the changes are upgrades and mostly cosmetic.

Findings of Fact:

The owner of the property is James Behringer. Ed Jewett has a Purchase & Sales agreement, with Josh Seiders, owner of J & A Property Maintenance being the tenant.

The property is located at 59 Corey Lane and is in the General Residential Zone. The property can further be identified as Tax map/lot R04/0004/A and contains 1.24 acres.

The applicant has demonstrated a legal interest in the property by providing a copy of a Purchase & Sale agreement and the deed showing the current owner James Behringer which can be seen at the Lincoln County Registry of Deeds in Book 1952 on page 007.

Applicant seeks approval to change the use of a vacant former print shop to office space/service business. The applicant would like to use the office space for paperwork and store small business equipment in the garage.

Conclusions:

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

Annette Stormont made a motion that the applicant has demonstrated that this proposal meets the criteria set forth in Sections 1.8, 1.8.1 (A-C), 1.8.3 (A-E), 3.6.1 (A-G) of the Town of Boothbay Zoning Ordinance and Rob Ham seconded the motion. Vote: 5-0 in favor.

Annette Stormont made a motion that the applicant has demonstrated that this proposal meets the criteria set forth in Sections 3.9.4 of the Town of Boothbay Zoning Ordinance and Bruce Bowler seconded the motion. Vote: 5-0 in favor.

Annette Stormont made a motion that the applicant has demonstrated that this proposal meets the criteria set forth in Sections, 3.10.11, 3.11.11, 3.11.13 and 3.11.20 of the Town of Boothbay Zoning Ordinance and Bruce Bowler 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 Annette Stormont and seconded by Bruce Bowler the Planning Board approved the Use Permit application with no additional conditions of approval all for the reasons set forth in the findings and conclusions. Vote: 5-0 in favor.

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: Sam Morris made a motion to approve the minutes of October 17th, 2018 with one amendment. (Last paragraph on page three, second sentence be changed to read "It is too bad that Boothbay is making it so that young people cannot live and work here") and Bruce Bowler seconded the motion. Vote: 5-0 in favor.

6. ADJOURN MEETING: At 6:52PM Bruce Bowler made a motion to adjourn the meeting and Annette Stormont seconded the motion. Vote: 5-0 in favor.