

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, May 16, 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, Bruce Bowler, Dimsie McBride, Peggy Kotin, CEO Jason Lorraine and Secretary Sherry Tibbetts
- **Any commentary by the Board or instructions to the audience prior to reviews:** Bruce Bowler made a motion to make Dimsie McBride a voting member for this meeting and Annette Stormont seconded the motion. Vote: 4-0 in favor.

2. OLD BUSINESS: None

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: Penelope Thumith, represented by Leighton and Associates

Mailing address: 11 Dodge Road, East Boothbay 04537

Property location: 11 Dodge Road, East Boothbay, tax map/lot U05/0004

Zone: Special Residential, Shoreland Overlay Zone

Principal Reviewer: Rob Ham

Application Review: Applicant wishes to remove an existing shed and replace with a 16'x24' single car garage, revegetating some impervious surface in the process, to maintain existing lot coverage.

Ms. Thumith as well as Nick Plummer and Jason Anthony were present to discuss this application.

After a review of the application Rob Ham made a motion that the application was complete and Bruce Bowler seconded the application. Vote: 5-0 in favor.

Rob Ham and Alan Bellows both said they checked the map and the calculations seem accurate to them.

There were no others questions or comments either from the board or others present so the board went straight to the findings of fact.

Findings of fact:

The owner of the property is Penelope Thumith and the taxes on the property have been paid in full.

The property is located at 11 Dodge Road and the deed for the property can be seen at the Lincoln County Registry of Deeds in Book 2276 on page 209.

The property is in the Special Residential Zone and is in the Shoreland Zoning Overlay. The property is further identified as tax map/lot U05/0004 and contains 0.53 acres.

Applicant wishes to remove an existing shed and replace with a 16'x24' single car garage, revegetating some impervious surface in the process, to maintain existing lot coverage.

Conclusions:

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

Rob Ham 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 Peggy Kotin seconded the motion. Vote: 5-0 in favor.

Rob Ham 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 Bruce Bowler seconded the motion. Vote: 5-0 in favor.

Rob Ham made a motion to strike section 3.11.23.3 Non-conforming structures from the prepared findings of fact as the actual project is not a non-conforming structure 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 Rob Ham and seconded by Bruce Bowler the Planning Board approved the development permit application with no additional conditions set forth.

Applicant: Boothbay Region YMCA Camp Knickerbocker, represented by Knickerbocker Group

Mailing address: PO Box 500, Boothbay Harbor, ME 04538

Property location: 157 Barters Island Road, Boothbay, tax map/lot R04/0111/A

Zone: Water Reservoirs Protection District (Watershed & Shoreland Zone Overlays)

Principal Reviewer: Annette Stormont

Application Review: Applicant wishes to install a permanent restroom facility including four (4) changing stalls, four (4) toilet stalls (two handicap accessible), two water fountains, two handicap accessible sinks, benches and cubbies. The proposed structure also includes a new subsurface wastewater disposal system.

Randy Smith from Knickerbocker Group was present to discuss this application.

Annette Stormont asked if there was public sewer available. It is not available.

Mr. Smith gave a brief overview of the project and the history behind it. In 2011 there was an existing outhouse there which has been removed and was replaced with Porta Pottys.

The project is outside of the setbacks, it is 150' from the Shoreland.

Mr. Smith said there were questions asked by Sue Mello representing the Boothbay Region Water District and he tried to answer all of those questions. The building will have an extensive green roof with a monitoring plan in place. The extra water will be collected and filtered. The project is going to try and keep the tree cutting to a minimal and will replant to make up for what is taken. The YMCA will keep septic maintenance records and will supply these to the CEO on a regular basis. They will use Best Management Practice per DEP during the construction phase.

Sue Mello said this project should not be a detriment to the lake.

Annette Stormont asked questions about the Frick & Associates report and future communications and was told there would be a licensed contractor on site and there would be oversight of the project.

Alan Bellows said that on page 2 of the proposed findings of fact under Additional Review Criteria it should be 3.9.9 Reservoirs Protection District and not 3.9.4 General Residential District as that is where the actual proposed project is.

Findings of fact:

The owner of the property is the Boothbay Region YMCA and the property is exempt for property taxes.

The property is located at 157 Barters Island Road, tax map/lot R04/0111/A and is in the General Residential District, Shoreland and Watershed Overlay Zones.

The deed for the property can be seen at the Lincoln County Registry of Deeds in book 1212 on page 32 and the property contains approximately 11.20 acres.

A septic design for the structure has been presented.

Applicant wishes to install a permanent restroom facility including four (4) changing stalls, four (4) toilet stalls (two handicap accessible), two water fountains, two handicap accessible sinks, benches and cubbies. The proposed structure also includes a new subsurface wastewater disposal system.

Conclusions:

Annette Stormont 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.

Annette Stormont 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 Bruce Bowler seconded the motion. Vote: 5-0 in favor.

Bruce Bowler made a motion that the applicant has demonstrated that this proposal meets the criteria set forth in Section 3.9.9.1 of the Reservoir Protection District of the Town of Boothbay Zoning Ordinance and Rob Ham seconded the motion. Vote: 5-0 in favor.

Bruce Bowler made a motion that the applicant has demonstrated that this proposal meets the criteria set forth in Section 3.9.9.4.1 Development and Performance Standards of the Town of Boothbay Zoning Ordinance and Rob Ham seconded the motion. Vote: 5-0 in favor.

Bruce Bowler made a motion that the applicant has demonstrated that this proposal meets the criteria set forth in Section 3.9.9.4.2 Structures of the Town of Boothbay Zoning Ordinance and Rob Ham seconded the motion. Vote: 5-0 in favor.

Bruce Bowler made a motion that the applicant has demonstrated that this proposal meets the criteria set forth in Section 3.9.9.4 Development and Performance Standards, Water Reservoirs Protection District of the Town of Boothbay Zoning Ordinance and Annette Stormont seconded the motion. Vote: 5-0 in favor.

Bruce Bowler made a motion that the applicant has demonstrated that this proposal meets the criteria set forth in Section 3.10.7 Commercial Development next to a Residential Use of the Town of Boothbay Zoning Ordinance and Peggy Kotin seconded the motion. Vote: 5-0 in favor.

Bruce Bowler made a motion that the applicant has demonstrated that this proposal meets the criteria set forth in Section 3.11.10 Erosion and Sedimentation Controls of the Town of Boothbay Zoning Ordinance and Annette Stormont seconded the motion. Vote: 5-0 in favor.

Bruce Bowler made a motion that the applicant has demonstrated that this proposal meets the criteria set forth in Section 3.11.18 Sanitation of the Town of Boothbay Zoning Ordinance and Annette Stormont seconded the motion. Vote: 5-0 in favor.

Bruce Bowler made a motion that the applicant has demonstrated that this proposal meets the criteria set forth in Section 3.11.22 Storm Water Runoff 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 Bruce Bowler and seconded by Annette Stormont the Planning Board approved the development permit application with no additional conditions set forth. Vote: 5-0 in favor.

4. **OTHER BUSINESS:** There was a brief discussion about protocol and processes with the new members of the board.

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:** Rob Ham made a motion to approve the minutes of April 18th 2018 with a corrected adjournment time of 7:00PM and Annette Stormont seconded the motion. Vote: 3-0 in favor. Bruce Bowler and Dimsie McBride did not vote as they did not attend that meeting.

6. **ADJOURN MEETING:** Rob Ham made a motion to adjourn the meeting at 7:15PM and Annette Stormont seconded the motion. Vote: 5-0 in favor.

Minutes respectfully submitted
Sherry Tibbetts
Secretary