

Planning Board

Alan Bellows - Chair
Melinda Browne – Vice Chair
Robert Ham
Bruce Bowler
Annette Stormont



Town of Boothbay Planning Board Meeting
Wednesday, July 19, 2017
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, Melinda Browne, Bruce Bowler, Annette Stormont, CEO Art Dunlap, CEO Jason Lorraine, Secretary Sherry Tibbetts
- **Any commentary by the Board or instructions to the audience prior to reviews:** Bruce Bowler made a motion to appoint Annette Stormont as a full member of the board and Melinda Browne seconded the motion. Vote: 3-0 in favor.

Bruce Bowler made a motion to appoint Alan Bellows as Chairman and Melinda Browne as Vice-Chairman for this coming year and Annette Stormont seconded the motion. Vote: 4-0 in favor.

2. **OLD BUSINESS:**

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:** Ann Prost & Laurie Zimmerli (Benjamin Davis, Contractor)
Mailing address: PO Box 238 East Boothbay, ME 04544
Property location: 33 Hiawatha Trail, East Boothbay, tax map/lot U-07/0002-G
Zone: Special Residential with Shoreland Overlay
Principal Reviewer: Bruce Bowler
Application Review: Applicant proposes to add to the existing deck by adding approximately 10'x16' more area. This will be within 75' of the HAT. Closest point to the HAT of the existing structure is 70'.

Both Ms. Prost and Ms. Zimmerli were present for this discussion.

Bruce Bowler asked when the house was built and if it had ever been expanded. Ms. Zimmerli said the house was built in 1991 and has never been expanded.

Bruce Bowler asked about how much of the house was currently in the setback and how much of the expansion will be in the setback. After discussion and looking at the maps it was decided that none of the current house is in the 75' setback and that the expansion will only be about 1' in the setback. It is only a corner of the porch that will be effected.

Although lot coverage numbers were missing from the map, after a discussion and measurements taken on the map it was determined that the lot coverage requirements were met.

Findings of Fact:

The owners are Lauri Zimmerli and Ann Prost, relating to the property located at 33 Hiawatha Trail, further identified as tax map/lot U07-0002-G.

Taxes on the property have been paid in Full.

The deed for the proposed project can be seen at the Lincoln County Registry of Deeds in Book 5110 on page 256. The property is located in the Special Residential Zone and is in the Shoreland Zoning Overlay. The property contains .69 acres.

The applicants propose to construct an addition to their existing deck, attached to their non-conforming residence in the Shoreland Zone. The addition will be in the Shoreland Overlay Zone.

Conclusions:

Bruce Bowler made a motion that the applicant has demonstrated Right, Title or Interest on the property in question and Melinda Browne seconded the motion. Vote: 4-0 in favor.

Bruce Bowler made a motion that the applicant has demonstrated that this proposal meets the criteria set forth in Section 1.8 and 3.6 Review Criteria of the Town of Boothbay Zoning Ordinance and Melinda Browne seconded the motion. Vote: 4-0 in favor.

Bruce Bowler made a motion that the applicant has demonstrated that this proposal meets the criteria set forth in Section 3.9.7.4 of the Town of Boothbay Zoning Ordinance and Melinda Browne seconded the motion. Vote: 4*0 in favor.

Bruce Bowler made a motion that the applicant has demonstrated that this proposal meets the criteria set forth in Section 3.11.20.3.1 Non-conforming Structures of the Town of Boothbay Zoning Ordinance and Annette Stormont seconded the motion. Vote: 4-0 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 Melinda Browne the Planning Board approved the development permit application with no addition conditions of approval, all for the reasons set forth in the findings and conclusions. Vote: 4-0 in favor.

4. OTHER BUSINESS:

Bob Faunce, Lincoln County Planner: Mr. Faunce gave the board a tour of the Lincoln County Regional Planning's website. He talked about the Coastal Projects and Planning and the changing sea levels.

He showed the board the changes that would need to be made to their ordinances if they wanted to change building in the Flood Plain from 1' to 3'.

Workshops: There is a marijuana ordinance workshop scheduled for tomorrow, July 20th at 6:30. There is also a workshop scheduled for August 3rd with Mark Eyerman on Ordinance changes. Alan Bellows will not be able to attend that workshop.

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: Bruce Bowler made a motion to approve the June 21, 2017 minutes as amended and Melinda Browne seconded the motion. Vote: 4-0 in favor.

6. ADJOURN MEETING: Bruce Bowler made a motion to adjourn the meeting at 7:30PM and Melinda Browne seconded the motion. Vote: 4-0 in favor.