

Planning Board

William Wright, Chair
Robert Ham, Vice Chair
Bruce Bowler
Peggy Kotin-Alternate
Michael Leighton-Alternate



Town of Boothbay Planning Board Meeting
Wednesday, August 18, 2021
6:30 PM – Town Office Conference Room

MINUTES

CALL MEETING TO ORDER: Wright called the meeting to order at 6:30PM.

Roll call of members & other officials in attendance: William Wright, Bruce Bowler, Robert Ham and Jason Lorrain Code Enforcement Officer

OLD BUSINESS:**NEW BUSINESS:****OTHER BUSINESS:****PRE-APPLICATION REVIEW**

a) **Pre-Applicant:** Sam Morris

- i) Tax Map/Lot: R5/67-3
- ii) Property Location: 4 Waterfront Rd North, Boothbay ME 04537
- iii) Zone: Coastal Residential, Shoreland Overlay, Resource Protection District, Scenic Gateway District
- iv) Pre-Application Review: Property owner would like to discuss building a dwelling within the 250' setback

Sam Morris presented with the help of Lauren Stockwell from Stockwell Environmental. Morris owns the above property which is located in a subdivision created in 1972. Morris presented documents showing the lay of the land including all setbacks, district division, the "wetland" area, proposed septic, and proposed building envelope. The building envelope sets within the 250' Resource Protection District but outside of the 75' shoreland setback. Morris is asking permission to build within this envelope, the only viable envelope on the property. The Board advised Morris to proceed with the application.

b) **Pre-Applicant:** Patricia (Kim) Horstman

- i) Tax Map/Lot: R4/134
- ii) Property Location: 230 Back River Rd, Boothbay ME 04537
- iii) Zone: Water Reservoir Protection District (Knickerbocker Lake)
- iv) Pre-Application Review: Property owner would like to discuss expansion of non-conforming structure

Patricia Horstman did not attend – no discussion took place.

c) **Pre-Applicant:** Witt Family Living Trust (Tom Witt) represented by Boothbay Surveyors, Nick Plummer

i) Tax Map/Lot: R7/63-1 & 63-2

ii) Property Location: 542 Back Narrows, Boothbay ME 04537

iii) Zone: Residential

iv) Pre-Application Review: Property owner would like to amend subdivision from 2 lots to 4 or 5

Nick Plummer presented preliminary overlay drawings on an old survey of the above listed property. The overlay drawings depicting the proposed new lots, wetland areas and the proposed road. The original Gail Winds subdivision was last surveyed and approved in 1975. The original subdivision only consisted of 2 lots. The Board agreed with the determination of the Code Officer that this would be reviewed as a minor development because it is 4 lots or less and has not been divided in the last 5 years. The Board advised to proceed with a minor development application making sure the new survey shows the appropriate road width including emergency vehicle requirements and the test pits for septic locations on each lot.

d) **Pre-Applicant:** Steve Alley

i) Tax Map/Lot: U11-3

ii) Property Location: 8 West Wind Drive, East Boothbay ME 04537

iii) Zone: Residential

iv) Pre-Application Review: Property owner would like to dissolve his subdivision

Steve Alley presented with an old survey of his approved subdivision with a new property line depicting where he would like to amend the subdivision boundaries. The Board advised that the subdivision would not be able to be dissolved but that Alley would be able to apply for an amendment of subdivision property lines. Alley was advised to proceed with an application and a survey showing the new property lines.

e) **Pre-Applicant:** Phelps Architects Inc. Dan Phelps representing The Balding Dentist LLC

i) Tax Map/Lot: R7/18

ii) Property Location: 732 Wiscasset Rd, Boothbay ME 04537 (Owner: The Balding Dentist LLC)

iii) Zone: Water Reservoir Protection District-27 (Adams Pond), Residential District

iv) Pre-Application Review: Representative would like to discuss dentistry business at location

Dan Phelps presented with site drawings depicting the proposed building and parking. All proposed development would be done in the Water Reservoir Protection District-27. The lot currently has a two-story structure (previously used as an Inn), shed and swimming pool; the structure, shed and pool would be demolished. The proposed building and expanded parking lot would be in the same area and would cover the same square foot of impervious surface as the current development on the property. Phelps was asking if it was possible to have waivers granted for some of the reports, such as the soil report, traffic report and the storm water management plan. The Board would not grant waivers for these things but instead asked for a brief description with the proposed happenings that would give The Board information in writing to enforce. The Board advised Phelps to proceed with an application including a hazardous material plan and the septic inspection on top of the other application requirements and as previously mentioned.

f) **Pre-Applicant:** Dianna Kerr

- i) Tax Map/Lot: U14/20
- ii) Property Location: 268 Ocean Point Rd, Boothbay ME 04537
- iii) Zone: East Boothbay Village District
- iv) Application Review: Property owner would like to discuss change of use

Dianna Kerr presented with site drawings for a small (440 sq ft) seasonal gallery and shop of local artists including that of Kerr and her business partner, this gallery would be located in part of her barn on the same property where she resides. Kerr presented drawings of the property including 2 parking spaces and the required berm to protect the neighboring property from the parking. The parking spots do not meet code. They are proud of the side of the house by about 3 feet and Kerr was asking for a variance as the parking is still a good distance from the road and they are only short 3 feet. The Planning Board does not give variances that is for the appeals board to do. The Board has advised Kerr to figure out the parking and present with an application having all ordinances complied with or a variance in hand from the appeals board for the parking.

Workshop discussion: Wright inquired to The Board if and when they could start workshops regarding updated marijuana ordinances along with any other changes to the new ordinance. This discussion will be brought up at a later date due to the lack of members in attendance and the loss of their input on the matter.

Members: Wright inquired about Planning Board members. The Board lost one member (Dimesie McBride) because she moved out of town. Mike Leighton very seldom shows up as an alternate therefore the board feels they should be bringing in two new members.

APPROVE MINUTES:

ADJOURN MEETING: At 8:13 PM Wright made a motion to adjourn the meeting and Bowler seconded the motion. Vote: 3-0 all in favor.

Minutes respectfully submitted,
Andrea Hodgdon
Secretary