

**Planning Board**

William Wright, Chair  
Bruce Bowler  
Peggy Kotin  
Lee "Mike" Thompson  
Lucian Laurie Jr.  
Rob Ham, Alternate



**Town of Boothbay Planning Board Meeting**  
**August 17, 2022 at 6:00 PM**  
**Town Office Conference Room**  
**Minutes**

**CALL MEETING TO ORDER:** Wright called meeting to order at 6:00 PM

**Roll call of Members and other Officials in attendance:** William Wright, Bruce Bowler, Peggy Kotin, Mike Thompson and Lucian Laurie Jr.

**Actions by the Board or instructions to the audience prior to reviews:**

Wright asked the audience and presenters/applicants to stand at the podium and state their name when presenting or commenting.

**OLD BUSINESS :** TABLED APPLICATIONS

Applicant: John & Shelia Moran

Mailing Address: 772 Fairview Ave. Apt E, Annapolis, MD 21403

Tax Map/Lot: U11-11

Property Location: 482 Ocean Point Rd., East Boothbay, ME 04544

Zone: Residential District

Application Review: Construction of a 14'x17' deck onto a nonconforming structure.

Discussion: Applicant submitted an email saying they are not ready for this meeting and asked that the application be tabled for another month. The board left the application on the table for next month.

**NEW BUSINESS: NONE**

**OTHER BUSINESS**

**PRE-APPLICATION REVIEW:**

Applicant: Donald Bartlett

Tax Map/Lot: R5-67-5

Property Location: 24 Waterfront Ln South, Boothbay, ME 04537

Zone: Residential Coastal, Scenic Gateway, Resource Protection Overlay

Application Review: Construction of a garage within the Resource Protection District

Discussion: Donald presented that his home is already within the Resource Protection Overlay (RP), he would like to build a garage near the house which would also be within the RP. He is proposing that the garage will not exceed the total allowed footprint of 1500 sq ft of structures within the RP. The garage structure will be outside of the 75' mark and will be built on posts (the floor of the garage will be gravel).

Bill points out that the letter of the ordinance reads that if there is any other location on the lot outside the RP that is where structures should be built. Donald says that if he were to put it anywhere else on the lot he would have to clear trees which he feels would be more impactful than placing it where he is proposing and where trees are already removed.

Donald asks if he should proceed.

Bill says that what he is asking for is possible but without a survey and possibly a site visit it is difficult to determine. If he proceeds a full survey would have to accompany the application so they can effectively determine the impact of the development.

Applicant: Atlantic Environmental

Tax Map/Lot: R6-12

Property Location: 586 Wiscasset Rd., Boothbay, ME 04537

Zone: Commercial Corridor District

Application Review: Clear land, approximately 8 acres and install 6 acres of solar panels.

Discussion: Lisa Vickers from Atlantic Environmental and Joe Harrison from ReWild Renewables are present to discuss the proposed project.

The lot is currently wooded, and contains wetlands, streams and a vernal pool. The project is proposing to clear approximately 8 acres of land and install 6 acres of solar panels. The solar field would be fenced in with some sort of wildlife permeable fencing requested by the Maine Department of Inland Fisheries and Wildlife. They have been in contact with Maine DEP and started on permits for stream crossings and reduced setbacks to wetlands. According to Joe the Maine DEP does not consider solar panels to be impervious. The panels are engineered so they don't only dump water at the base like a roof would, they also allow water to drain to the sides and between the panels.

The electricity generated by the project would go into the grid and be consumed locally so this would be a community solar project. This is a low impact project in regards to noise and traffic once the clearing and installation are completed. There are no moving parts to cause harm to man or animal. The lot will be mowed twice a year Besides that there isn't much need for maintenance.

The racks of panels will be facing south at about 20 deg with 10 to 12' between rows. The power will run underground toward RT 27 (Wiscasset Rd.).

Maine DEP requires a decommissioning plan and a surety bond to fund the decommissioning.

The board would classify this review as Site Plan Review which is a two step review process. Lisa said that is what she expected and asked if the soils analysis requirement could be waived. Considering this project will have little impact on the soil.

Bill indicated that the soil analysis the board is looking for would be more for water runoff and absorption, therefore they will have to submit a stormwater management plan which he feels would satisfy the soil analysis requirement as well.

They should proceed with an application based on the Site Plan Review procedure and requirements, including all permitting required by outside entities such as Maine DEP and CMP.

**APPROVE MINUTES:** July 20, 2022 meeting minutes. Wright made a motion to approve the July 20, 2022 meeting minutes as written. Bowler seconded the motion. Vote: 5-0 in favor

**ADJOURN MEETING:** Wright made a motion to adjourn the meeting at 7:10 PM. Bowler seconded the motion. Vote: 5-0 in favor

Minutes respectfully submitted,  
Andrea Hodgdon