

Planning Board

Sam Morris – Chairman
Dimsie McBride-Vice Chair
Robert Ham
Bruce Bowler
Peggy Kotin
William Wright-Alternate



Town of Boothbay Planning Board Meeting
Wednesday June 17, 2020
6:30 WebEx Virtual Meeting
MINUTES

1. **CALL MEETING TO ORDER:** Dimsie McBride called the meeting to order at 6:35 PM.

Roll call of members & other officials in attendance: Dimsie McBride, Peggy Kotin, Robert Ham, Bruce Bowler, William Wright- Alternate and Jason Lorrain Code Enforcement Officer

Dimsie McBride made a motion to allow William Wright to be a voting member and Bruce Bowler seconded the motion. Vote 4-0 in favor

2. **OLD BUSINESS:**

3. **NEW BUSINESS:**

Applicant: Deryl & Betsey Kipp

Mailing address: 637 Ocean Point Rd

Tax Map/Lot: U07/007

Property location: 637 Ocean Point Rd

Zone: Maritime Special Residential, Shoreland Overlay

Primary Reviewer: Dimsie McBride

Application Review: Applicant seeks approval for a 400 SF addition on pier foundation to an existing single-family home with a 400 SF deck expansion. The new interior space to include new dining area and entry.

Valery Tessier from the Knickerbocker Group presented on behalf of Mr. and Mrs. Kipp.

Findings of Fact:

- The owners are Deryl & Melanie Kipp, relating to the property located at 637 Ocean Point Road. Property taxes on account of the premises for which the approval is requested have been paid in full.
- The property is in the Special Residential Zone and is in the Shoreland Zoning Overlay. The deed for the proposed project can be seen at the Lincoln County Registry of Deeds in Book 5410 on page 239. The property is further identified as Assessor's Tax Map/Lot: U07/007. It contains 3.75 acres.

- Applicant seeks approval to add a 400 SF 1-story addition & a 400 SF deck to an existing, non-conforming home.

Conclusions:

Dimsie McBride 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.

Dimsie McBride 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 William Wright seconded the motion. Vote: 5-0 in favor.

Dimsie McBride 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.

Bruce Bowler made a motion to strike the criteria set forth in Section 3.11.23.3. Non-conforming Structures, of the Town of Boothbay Zoning Ordinance from the Finding and Facts and Rob Ham 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 motion made by Dimsie McBride and seconded by Bruce Bowler, the Planning Board **approved** the development permit application subject to the conditions of approval set forth below, all for the reading set forth in the finding and conclusions. Vote: 5-0 in favor.

Conditions of Approval:

Applicant must supply an “as built” survey with plan and final calculations, including re-vegetation and buildings. This should include plot dates of new existing work.

Applicant: Robert & Lucille Scribner

Mailing address: 50 Hospitality Street, Mount Pleasant, SC 29464

Tax Map/Lot: U07/13/A

Property location: 13 Luke Gulch

Zone: General Residential, Shoreland Overlay

Primary Reviewer: Rob Ham

Application Review: Applicant seeks approval to construct a 45' x 6' pier with seasonal 54' X3" runway to two 30' x10' floats perpendicular to shore.

No public representation.

Findings of Fact:

- The applicants are Robert & Lucille Schribner, represented by Stockwell Environmental. Property taxes on account of the premises for which the approval is requested have been paid in full.
- The property is located at 13 Luke Gulch. The deed for the proposed project can be seen at the Lincoln County Registry of Deeds in Book #5351 on Page #104. The property is in the General Residential Zone with the Shoreland Zone Overlay. The property is further identified as Assessor's Tax Map/Lot: U07, Lot 013A/B. It contains 2.76 acres.
- Town has received copies of the NRPA and the Army Corp. of Engineers permit applications. The Harbor Master has inspected the site and given his approval.
- The applicant seeks to approval construct a pier, ramp, and 2 floats.

Conclusions:

Rob Ham made a motion that the applicant **has** demonstrated Right, Title or Interest in the property in question and Bruce Bowler 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 3.6, Review Criteria, of the Town of Boothbay Zoning Ordinance and Bruce Bowler 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 is Section 3.10.9, Docks, Piers, Wharves, Bridges of the Town of Boothbay Zoning Ordinance and Bruce Bowler seconded the motion. Vote: 5-0 in favor.

Rob Ham made a motion that the applicant **has** demonstrated the this proposal meets the criteria set forth in Section 1.8.5, Shoreland 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 motion made by Rob Ham and seconded by Bruce Bowler, the Planning Board **approved** the wharves and weirs/shoreland zoning permit application subject to the conditions of approval set forth below, all for the reading set forth in the finding and conclusions. Vote: 5-0 in favor.

Conditions of Approval:

No conditions. The application was approved as presented.

4. OTHER BUSINESS:

PRE-APPLICATION REVIEW

- **Pre-Applicant:** None

5. **APPROVE MINUTES:** Motion made by ^ to approve the minutes from May 20, 2020 minutes and Rob Ham seconded the motion. Vote: 5-0 in favor
5. **ADJOURN MEETING:** At PM Dimsie McBride made a motion to adjourn the meeting.

Minutes respectfully submitted
Sarah Wade
Secretary