

## **Planning Board**

Robert Ham  
Bruce Bowler  
Annette Stormont  
Sam Morris  
Dimesie McBride – Alternate  
Peggy Kotin - Alternate



Town of Boothbay Planning Board Meeting  
Wednesday, October 17, 2018  
6:30PM – Town Office Conference Room

## ***MINUTES***

### **1. CALL MEETING TO ORDER:** Sam Morris called the meeting to order at 6:30PM.

- Roll call of Members & other officials in attendance:** Sam Morris, Rob Ham, Bruce Bowler, Dimesie McBride, Annette Stormont, CEO Jason Lorrain and Secretary Sherry Tibbetts
- Any commentary by the Board or instructions to the audience prior to reviews:** Bruce Bowler made a motion to make Dimesie McBride a voting member for this meeting and Rob Ham seconded the motion. Vote: 3-0 in favor (Annette Stormont was not present at this time)

### **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:** Yereance Properties, LLC – Scott & Katie Yereance  
**Mailing address:** 647 Ocean Point Road, East Boothbay  
**Property location:** 319 Wiscasset Road, Boothbay, Tax Map/lot R05/0005  
**Zone:** C1  
**Principal reviewer:** Sam Morris  
**Application Review:** Applicant seeks approval to change the use of a vacant 16'x28' storage structure to a service business with an accessory of personal storage. Applicant will then seek approval from CEO to construct a new 60'x80' building for materials/operating plumbing company.

Scott Yereance said his business would operate Monday through Friday 7:30 to 4. He is requesting to change the use, the building is currently empty and there is nothing there, it was left over from a previous owner.

Chuck Cunningham, an abutter said he has talked with Mr. Yereance and does not see a problem with this application. He believes it is a good plan and will enhance the property. He welcomed Mr. Yereance to the neighborhood.

Victoria Reny another abutter said she has no issues/ no problems with this application.

#### **Findings of Fact:**

The owner of the property is Yereance Properties, LLC, Scott & Katie Yereance.

The property is located at 319 Wiscasset Road, it is in the C1 zone and contains 2.27 acres. The property can further be identified as tax map/lot R05/0005.

The deed for the property can be seen at the Lincoln County Registry of Deeds in Book 5295 on page 65.

Applicant seeks approval to change the use of a vacant 16'x28' storage structure to a service business with an accessory of personal storage. Applicant will then seek approval from CEO to construct a new 60'x80' building for materials/operating plumbing company.

**Conclusions:**

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

Sam Morris made a motion that the applicant has demonstrated that this proposal meets the criteria set forth in Section 1.8, 1.8.1 (A-C). 1.8.3(A-E). 3.6.1(A-H) of the Town of Boothbay Zoning Ordinances and Dimsie McBride seconded the motion. Vote: 5-0 in favor.

Sam Morris made a motion that the applicant has demonstrated that this proposal meets the criteria set forth in Section 3.9.1 of the Town of Boothbay Zoning Ordinance and Bruce Bowler seconded the motion. Vote: 5-0 in favor.

Sam Morris made a motion that the applicant has demonstrated that this proposal meets the criteria set forth in Sections 3.10.7, 3. 10, 3.11.6, 3.11.10, and 3.11.11 of the Town of Boothbay Zoning Ordinance and Bruce Bowler seconded the motion. Vote: 5-0 in favor.

Sam Morris made a motion that the applicant has demonstrated that this proposal meets the criteria set forth in Sections 3.11.13, 3.11.15, 3.11.18, 3.11.20 and 3.11.24 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 a motion made by Sam Morris and seconded by Dimsie McBride the Planning Board approved the Use Permit application subject to the conditions of approval set forth below all for the reasons set forth in the findings and conclusions. Vote: 5-0 in favor.

**Condition of Approval:**

Approval is based on the acceptance of the CEO approving a 60'x80' building application.

- **Applicant:** Witt Family Living Trust, Thomas Witt  
**Mailing address:** PO Box 51, West Boothbay Harbor  
**Property location:** 73 Corey Lane, Boothbay, Tax map/lot R04/0011  
**Zone:** General residential  
**Principal reviewer:** Rob Ham  
**Application review:** Applicant seeks approval to change the use of a current boat repair/wood shop by private use to a rental; tenant will continue the use of Maritime Activities. No renovations of interior or exterior.

Tom Witt said the building was built in 1984 by Bigelow for Maritime use and has been used for Maritime uses since then. He would like to rent the building to Mike and Harley Bartle who would continue to use it for Maritime activities.

Rob Ham asked about the number of employees and the septic design. Mr. Witt said the septic passed inspection when he bought the property. The CEO did not see a problem with the septic design for this use. MR. Bartle said he would only have 2 – 3 employees.

Bruce Bowler said that per the ordinance making sails was a manufacturing activity and not allowed at this location. Repairing sails only would be allowed.

Mike Bartle said he is a sailmaker, that is what he trained for and he wants to open his own business.

There was a discussion about the fact that maybe this application did not need to come before the board if the use was not going to change ( still maritime activity) but since it was before the board, the board agreed to go through the application as any other application.

**Findings of Fact:**

The owner of the property is Witt Family Living Trust, Thomas Witt

The property is located 73 Corey Lane, it is in the General Residential Zone and contains 1.0 acre.

The property is further identified as Tax map/ lot R04/0011.

A copy of the deed for the property can be seen at the Lincoln County Registry of Deeds in Book 4813 on page 91.

Applicant seeks approval to change the use of a current boat repair/wood shop by private use to a rental; tenant will continue the use of Maritime Activities. No renovations of interior or exterior.

**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 1.8, 1.1(A-C), 1.8.3(A-E), and 3.6.1(A-G) of the Town of Boothbay Zoning Ordinance and Dimsie McBride 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 Sections 3.9.4 of the Town of Boothbay Zoning Ordinance and Dimsie McBride seconded the motion. Vote: 4-0 in favor. Bruce Bowler abstained from the vote.

Rob Ham made a motion that the applicant has demonstrated that this proposal meets the criteria set forth in Sections, 3.10.11, 3.11.11, 3.11.13, and 3.11.20 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 a motion made by Rob Ham and seconded by Dimsie McBride the Planning Board approved the Use Permit application with no conditions of approval set forth below all for the reasons set forth in the findings and conclusions. Vote: 5-0 in favor.

Although the application was approved for the change in use to rental there was a discussion that Mr. Bartle would not be allowed to open a sail making business there. Mr. Bartle and Mr. Witt were encouraged to seek any avenues available to help them.

Dimsie McBride said that there are too many stumbling blocks in the way for young people, this is the second application recently turned down. It is too bad that Boothbay is making it so that young people cannot live and work here. It takes too long to make changes to the ordinance. Boothbay wants Maritime businesses yet they are telling people no. Other board members agreed with Ms. McBride.

Bruce Bowler said it is horrible to deny a young family, the current ordinance can be changed but that would not be until May at the earliest.

**4. OTHER BUSINESS:**

**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:** Sam Morris made a motion to approve the minutes of September 19<sup>th</sup> 2018 with one correction (Mr. Plumer's name needs to be corrected in two spots) and Bruce Bowler seconded the motion. Vote: 4-0 in favor. Dimsie McBride abstained as she did not attend that meeting.

**6. ADJOURN MEETING:** Sam Morris made a motion to adjourn the meeting at 7:26PM and Bruce Bowler seconded the motion. Vote: 5-0 in favor.

Minutes respectfully submitted  
Sherry Tibbetts  
Secretary