

Planning Board

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



Town of Boothbay Planning Board Meeting
June 15, 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, Lucian Laurie Jr. and Jason Lorrain, Code Enforcement Officer.

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 APPLICATION:

Applicant: A. Maltese Design (Adam Maltese)

Representing: Paul and Julia Spaulding

Mailing Address: 180 Deer Hollow Road, San Anselmo, CA 94960

Tax Map/Lot: U2/17

Property Location: 5 Grimes Ave., East Boothbay, ME 04544

Zone: Coastal Residential, Shoreland Overlay District

Application Review: Replace existing garage with artist's studio. Relocate proposed structure further from the lot line. Expand studio footprint by 49sf (20%).

Discussion: Applicant asked (via email) that the application be withdrawn from the Planning Board. Wright made a motion to withdraw the application. Bowler seconded the motion. Vote: 5-0 in favor.

Applicant: Michael J. Tomko, Create Estates

Representing: Mary & Robert Woodman

Mailing Address: 15 Northwood Drive, Kennebunkport, ME 04046

Tax Map/Lot: U15-27

Property Location: 142 Murray Hill Road, East Boothbay

Zone: East Boothbay Village, Shoreland Overlay District

Application Review: Demolition of existing structure. Build new single-family home in same location with new foundation.

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.

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

Applicant: Boothbay Region Surveyors

Representing: Stephen & Eleanor Alley

Mailing Address: PO Box 176, Boothbay, Maine, 04537

Max Map/Lot: U11/3

Property Location: 8 West Wind Drive, Boothbay, Maine

Zone: Residential

Application Review: Amend subdivision lot line.

Thompson presented the Finding of Facts

Findings of Facts:

- The owners of the property are Stephen & Eleanor Alley. They have given permission for Boothbay Region Surveyors to represent them.
- The property is located at 8 West Wind Drive. It is in the Residential District. The property is further identified as Assessor's Tax Map U11/3. The property contains 6.79 acres total.
- The applicant is Boothbay Region Surveyors, who have demonstrated a legal interest in the property by providing a copy of the deed. The deed can be seen at the Lincoln County Registry of Deeds in Book #1172 on Page #154; Book #1173 on Page #222; Book #1305 Page #112 and Book #2866 on Page #201.
- Applicant seeks approval to change subdivision lot lines.

Conclusions:

Thompson made a motion that the applicant **has** demonstrated Right, Title or Interest in the property in question. Bowler seconded the motion. Vote: 5-0 in favor.

Thompson made a motion that the applicant **has** demonstrated that this proposal meets the criteria set forth in Section 5.3 - 5.3.5.2.2 of the Town of Boothbay Zoning Ordinance and Bowler seconded the motion. Vote: 5-0 in favor.

Thompson made a motion that the applicant **has** demonstrated that this proposal meets the criteria set forth in Sections 5.3.6.2 – 5.3.6.2.3 of the Town of Boothbay Zoning Ordinance and Bowler seconded the motion.
Vote: 5-0 in favor.

Thompson made a motion that the applicant **has** demonstrated that this proposal meets the criteria set forth in Sections 5.3.6.4 – 5.3.6.4.7 of the Town of Boothbay Zoning Ordinance and Bowler seconded the motion.
Vote: 5-0 in favor.

Thompson made a motion that the applicant **has** demonstrated that this proposal meets the criteria set forth in Sections 5.6 – 5.6.5.8 of the Town of Boothbay Zoning Ordinance and Bowler seconded the motion.
Vote: 5-0 in favor.

Thompson made a motion that the applicant **has** demonstrated that this proposal meets the criteria set forth in Sections 7.5.1 – 7.5.1.7 of the Town of Boothbay Zoning Ordinance and Bowler seconded the motion.
Vote: 5-0 in favor.

Thompson made a motion that the applicant **has** demonstrated that this proposal meets the criteria set forth in Sections 8.3.4 – 8.3.4.3 of the Town of Boothbay Zoning Ordinance and 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 meeting on the application on a motion made by Thompson and seconded by Bowler the Planning Board **approved** the development 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:

The applicant must submit a revised plan showing the land has been conveyed into a single lot to Daniel and Angela Alley.

OTHER BUSINESS

PRE-APPLICATION REVIEW:

Pre-Applicant: Washburn & Doughty

Tax Map/Lot: U16/3

Property Location: 10 Church St., East Boothbay, ME 04544

Zone: Maritime Commercial, Shoreland Overlay District

Application Review: Convert an existing freestanding house into employee housing. Housing would be a shared 2 bathrooms, shared kitchen and 4-6 private employee bedrooms.

Discussion: Kristin Doughty Danaher and Katie Doughty Maddox represent Washburn and Doughty in their request to convert one of their already existing structures into employee housing. They are looking for guidance in which application is needed as well as what type of supporting documents are needed to go before the board for approval.

The building at one point was a dwelling unit, then it was converted to office space by the previous owner. With the lack of housing in the area Washburn and Doughty would like to convert it back to living space.

The plan is to make 4-6 private bedrooms, 2 full bathrooms which will be shared as well as a shared kitchen. They are currently looking into the existing septic and what will need to be done for upgrades and expansion for this use. They state there is ample parking already at the building, and unless required for life safety reasons (such as a required fire escape) they have no plans to expand the size of the building.

Wright said that this would be a development application based on ordinance 5.2.2.3.2.10 change of use increasing the amount of sewage generated. Wright suggested that a plan for buffering from the abutting residential property should be addressed and presented, as well as, new sewage plan, exterior lighting plan and parking plan and possibly some others. Ordinance 5.4.5.3 gives a list of required documentation for Development review. There will be things that will not pertain simply explain why they don't. For example: sight drainage plans – if they are not disturbing the sight at all this would not be needed as they are not changing the sight. Please proceed in submitting a Development application to the board for review.

APPROVE MINUTES: May 18, 2022 meeting minutes. Wright made a motion to approve the May 18, 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 7:00 PM. Bowler seconded the motion. Vote: 5-0 in favor

Minutes respectfully submitted,
Andrea Hodgdon