

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
February 16, 2022 at 6:30 PM
Town Office Conference Room
Minutes

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

Roll call of Members and other Officials in attendance: William Wright, Rob Ham, Peggy Kotin, Mike Thompson 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.

Wright made a motion to vote Mike Thompson in as voting members for this meeting. Kotin seconded the motion. Vote: 3-0 in favor

OLD BUSINESS**NEW BUSINESS**

Applicant: Stockwell Environmental Consulting, Inc.

Representing: Kevin French & Edna Miller

Mailing Address: 581 School Street, Rumney, NH 03266

Tax Map/Lot: U16/20

Property Location: 39 School Street, East Boothbay, ME 04544

Zone: East Boothbay Village, Shoreland Overlay District

Application Review: Construction of a new 40'x6' pier with seasonal 40'x3' runway and a 10'x20' float perpendicular to shore

Kotin presented the Finding of Facts

Findings of Facts:

- The owner of the property is Kevin French & Edna Miller. The property owners have provided authorization for Stockwell Environmental Consulting, Inc. to represent them.
- The property is located at 39 School Street. It is in the East Boothbay Village District & Shoreland Overlay. The property is further identified as Assessor's Tax Map U16/20. The property contains 0.79 acres.

- The applicant is Stockwell Environmental Consulting, Inc., who has demonstrated a legal interest in the property by providing a copy of the deed. The deed for the proposed project can be seen at the Lincoln County Registry of Deeds in Book #5608 on Page #151
- The Town has received copies of the NRPA and the Army Corp. of Engineers permit applications. The Harbormaster inspected the site on February 8, 2022 at 10:30 AM.
- The applicant requests approval to construct a 40'x6' pier with a seasonal 40'x3' runway to a 20'x10' float perpendicular to the shore.

Conclusions:

Kotin made a motion that the applicant **has** demonstrated Right, Title or Interest in the property in question and Ham seconded the motion. Vote: 4-0 in favor.

Kotin made a motion that the applicant **has** demonstrated that this proposal meets the criteria set forth in Section 5.2.2.3.2 and 5.2.2.3.2.11 of the Town of Boothbay Zoning Ordinance and Ham seconded the motion. Vote: 4-0 in favor.

Kotin made a motion that the applicant **has** demonstrated that this proposal meets the criteria set forth in Sections 5.3 – 5.3.5.2.2 of the Town of Boothbay Zoning Ordinance and Ham seconded the motion. Vote: 4-0 in favor.

Kotin 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 Ham seconded the motion. Vote: 4-0 in favor.

Kotin 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 Ham seconded the motion. Vote: 4-0 in favor.

Kotin made a motion that the applicant **has** demonstrated that this proposal meets the criteria set forth in Sections 7.5.17 – 7.5.17.4.1.10.1 of the Town of Boothbay Zoning Ordinance and Ham seconded the motion. Vote: 4-0 in favor.

Kotin made a motion that the applicant **has** demonstrated that this proposal meets the criteria set forth in Sections 9.4 – 9.4.5 of the Town of Boothbay Zoning Ordinance and Ham seconded the motion. Vote: 4-0 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 Kotin and seconded by Wright 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: 4-0 in favor.

Conditions of Approval:

None – approved as presented.

OTHER BUSINESS

PRE-APPLICATION REVIEW: None

PUBLIC COMMENT:

Residents, Eben Wilson and Allison Evans are following up from the January 19, 2022 meeting regarding the Dimond/Mitsubishi offshore wind project proposed to land a high-power cable on the property of Bigelow Laboratory. The cable will then travel underground along the Public Utility Corridor (PUC), through the village of East Boothbay, up Rt. 96 (Ocean Point Rd.) to the substation at the intersection of Rt. 27 (Townsend Ave.) and Rt. 96 in Boothbay Harbor. Eben, Allison and other residents would like to amend the Boothbay Ordinance to gain local control through permitting of such projects. Allison submitted a letter to The Board sighting other towns' ordinances that she feels may gain that control.

Wright reviewed the letter and feels a lot of the wording already exists in the Boothbay Ordinance. Wright sighted section 11.9.4 which he feels may require this project to come before the board. Wright points out that as of now he doesn't know of the project that Allison and Eben are concerned about. None-the-less he thinks it's a good idea to review the existing ordinances and create, if needed, comprehensive revisions/additions that would cover other utility projects. With the growing interest in alternative energy we will be facing more and more of these projects, whether it's wind, solar, etc. the ordinance needs to cover a wide base of utilities.

Debbie Bronk, President and CEO of Bigelow Laboratories, wants to clarify that Bigelow is allowing an easement for the project to land and travel over their property only. They are not involved beyond that. Bigelow does feel this is an important project and will involve meaningful research because it will help reduce the release of greenhouse gasses which are the most damaging impact on our oceans. They feel this will teach us about new technologies and how they can be used to help alleviate greenhouse gasses.

Rob Ham, member, had to leave the meeting due to a work related emergency.

Wright thinks that possibly this type of project should be considered a minor development therefore it would have to come before the board.

Write makes a motion to start scheduling workshops to discuss the amendment/addition of ordinances to create a more comprehensive plan for utilities. Kotin seconded the motion. Vote: 3-0 in favor.

APPROVE MINUTES: Wright made a motion to approve the January 19, 2022 meeting minutes as written. Kotin seconded the motion. Vote: 3-0 in favor

ADJOURN MEETING: Wright made a motion to adjourn the meeting at 7:14 PM. Kotin seconded the motion. Vote: 3-0 in favor

Minutes respectfully submitted,
Andrea Hodgdon