

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
March 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, Bruce Bowler, 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.

Bowler made a motion to vote Mike Thompson and Lucian Laurie Jr. in as voting members for this meeting. Wright seconded the motion. Vote: 2-0 in favor.

OLD BUSINESS**NEW BUSINESS**

Applicant: Stockwell Environmental Consulting, Inc.

Representing: Russell Jeppesen

Mailing Address: PO Box 9, Greenland, NH 03840

Tax Map/Lot: U7/4

Property Location: 617 Ocean Point Road, East Boothbay, ME 04544

Zone: Coastal Residential, Shoreland Overlay District

Application Review: Replace an existing pier and add two pilings at the end of the pier to better hold it during storms.

Bowler presented the Finding of Facts

Findings of Facts:

- The owner of the property is Russell Jeppesen. The property owner has provided authorization for Stockwell Environmental Consulting, Inc. to represent them.
- The property is located at 617 Ocean Point Road. Coastal Residential, Shoreland Overlay District. The property is further identified as Assessor's Tax Map U7/4. The property contains 3.75 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 #1983 on Page #45.
- The Town has received copies of the NRPA and the Army Corp. of Engineers permit applications. The Harbormaster did not need a site visit due to it replacing an existing pier in kind.
- The applicant requests approval to replace an existing pier and add two pilings at the end of the pier to better hold it during storms.

Conclusions:

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

Bowler 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 Thompson seconded the motion. Vote: 4-0 in favor.

Bowler 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 Thompson seconded the motion. Vote: 4-0 in favor.

Bowler 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 Thompson seconded the motion. Vote: 4-0 in favor.

Bowler 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 Laurie seconded the motion. Vote: 4-0 in favor.

Bowler 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 Thompson seconded the motion. Vote: 4-0 in favor.

Bowler 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 Laurie 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 Bowler and seconded by Thompson 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:

Patrick Farrin, Patrick Farrin Living Trust, Catherine Conn (authorized representative)

Amendment to Linekin Woods Subdivision

Incorporate lots 34-C, 34-D and 34-D-1 into the subdivision to create lots 5 and 6 from a combination of these lots and part of 34-A (lot 4).

Catherine Conn to represent Patrick Farrin. Farrin would like to amend a subdivision to incorporate abutting land purchased by Farrin and to then divide into 2 lots. Conn describes what Farrin would like to do with the property and discusses the information they currently have and what they need in addition. Wright classifies this as a minor subdivision and goes over the requirements for application.

APPROVE MINUTES: February 16, 2022 meeting minutes are tabled as members Kotin and Ham are not in attendance.

ADJOURN MEETING: Wright made a motion to adjourn the meeting at 7:05 PM. Bowler seconded the motion. Vote: 4-0 in favor

Minutes respectfully submitted,
Andrea Hodgdon