



Board of Selectmen

Steven C. Lewis, Chairman
Dale C. Harmon, Vice Chairman
Kristina Ford
Michael Tomacelli
Desiree Scorcia

Town Manager

Daniel Bryer

**Town of Boothbay
Board of Selectmen Meeting
Wednesday, July 24th, 2019
7:00 PM
Agenda**

1. **Pledge of Allegiance**

2. **Public Hearing-** 1. A wedding reception held at the home of Hoyt Walbridge, Map U15, Lot 011, located at 102 Murray Hill Road, Boothbay, Maine for a Special Amusement permit for band playing, dancing and fireworks on August 10, 2019.

3. **Public Comment**

4. **Approve Minutes-** May 22, 2019
June 12, 2019
July 10, 2019

5. **Reports-** Town Office Reports
BOS Action Items
 1. The landscaping around rte. 27 - Dormant
 2. The Common project- Current
 3. The Umaine Aqua Ventus project - Dormant
 4. Potential grant for electric vehicle charging station- Ongoing**Pending BOS Action Items**
 1. Broadband- Ongoing
 2. The housing group is continuing to discuss availability of land or subdivisions near municipal water and sewer for the analysis of affordable, workforce, and elder housing options. - Ongoing
 3. BOS Meeting with Board Trustees- Ongoing

6. **Old Business-** 1. Broadband Discussion



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7. **New Business- 1. Wharf and weir**

8. **Public Comment**

9. **Review Warrants**

10. **Adjourn Meeting**

**TOWN OF BOOTHBAY
PUBLIC HEARING NOTICE**

The Boothbay Board of Selectmen will hold a public hearing at their regular Board of Selectmen's meeting on July 24, 2019 at 7:00 p.m. at the Boothbay town offices located at 7 Corey Lane, Boothbay, Maine for the following:

A wedding reception held at the home of Holt Walbridge, Map U15, Lot 011, located at 102 Murray Hill Road, Boothbay, Maine for a Special Amusement permit for band playing, dancing and fireworks on August 10, 2019.

To Register 7/11/19 to run in 7/18/19 edition.

TOWN OF BOOTHBAY

SPECIAL AMUSEMENT PERMIT APPLICATION

Corporation or Business Names: _____ Telephone #: 207 315 6237

Address of establishment: _____ Map U15 Lot 011

same
Mailing address: 102 Murray Hill Rd - Box 503

Name of Application/Owner (s): Hoyt Walbridge / Stephanie Sewall

Email: hoytwalbridge@me.com

Is Application? New: _____ Renewal: _____

CLASS OF LICENSE APPLIED FOR:

- Class A - Unamplified vocal or instrumental music
- Class B - Entertainment other than music
- Class C - Amplified vocal or instrumental music
- Class D - Dancing

ending
with fireworks at 9pm or before
Will admission fee be charged? Yes No

Specifically described area to be used for entertainment purposes:

yard, boat shed, house

Specifically planned entertainment (days of the week, hours):

Wedding reception August 10, 2019
5pm - ~~11pm~~ midnight

I certify that I am familiar with the SPECIAL AMUSEMENT ORDINANCE of the Town of Boothbay as adopted on August 29, 1979, and I agree to abide with all of the Conditions and regulations contained therein.

Applicant's signature: Hoyt Walbridge

Date of Application: 07-10-19

Date of Hearing: 7-24-19

Board of Selectmen-Licensing Board:

Conditions or Restrictions:

1. Introduction

The first part of the document discusses the importance of maintaining accurate records and the role of the committee in overseeing these processes. It highlights the need for transparency and accountability in all financial transactions.

2. Financial Review

The financial review section provides a detailed breakdown of the organization's income and expenses for the reporting period. It includes a comparison of actual results against the budget.

Key findings from the review indicate that while overall financial health remains stable, there are areas where costs have exceeded expectations.

Recommendations are provided to address these cost overruns, including the implementation of more stringent budget controls and the optimization of resource allocation.

The committee will continue to monitor the organization's financial performance closely and report back on any further developments.

Board of Selectmen
Steven Lewis – Chairman
Dale Harmon – Vice
Chairman
Kristina Ford
Michael Tomacelli
Desiree Scorgia



**Town of Boothbay
Board of Selectmen Meeting
Wednesday, July 10, 2019
7:00 PM
MINUTES**

Present: Dale Harmon, Michael Tomacelli, Desiree Scorgia, Kristina Ford, Town Manager Dan Bryer and Secretary Sherry Tibbetts

Pledge of Allegiance:

Public Hearing: 1. Special Amusement Permit re: Noise permit application. Applicant is Boothbay Harbor Country Club located at 50 Sugar Maple Lane.

Dan Bryer reported there are not outstanding notices of violation, the taxes have been paid and this is the third year of asking for this permit and there have been no problems. This would be an anniversary celebration on July 20th with fireworks. Mike Tomacelli made a motion to approve this application as presented and Desiree Scorgia seconded the motion. Vote: 40- in favor.

Public Comment: Paula Arsenault spoke on behalf of the Knickerbocker Lake Association, she invited the board to their annual meeting at the Harbor Theater on July 30th from 3-5:30PM. She said they would be having two excellent speakers to talk about the critical nature of the water supply. Ms. Arsenault said Adams Pond and Knickerbocker Lake are both showing signs of distress and this should be of concern to everyone in the region.

Approve Minutes: none available

Reports:

Town Office Reports – Dan Bryer reported that the PWD crew were busy with ditch work, mowing and garbage removal, The Business Office has been busy with the annual audit and the CEO has been busy with a large number of various types of permits including two for the Planning Board next month. Mr. Bryer showed on a map where the new housing in being located and said the map would be kept updated.

BOS Action Items –

MDOT Park and Ride Facility – Dan Bryer said all of the striping has now been done and the seams have been evened out. This project is now complete and will be removed from the agenda.

Potential grant for electric vehicle charging station – Dan Bryer said he has been contacted by CMP and there is still interest in the project and he has gotten much input. He is now trying to get someone more knowledgeable who can answer questions to come and speak with the board.

Pending BOS Action Items –

Housing group – The housing group has met and is looking to put together a group and is moving along.

New Business: Landscape Committee re: the Common project – Linda Redman said the Garden Club has made a donation to plant in the small area by Bet's that did not get planted. Ms. Redman said the committee invited all of the groups who use the common to come to their meetings so they could get their input. They have come up with a plan for the common and the best time to implement the plan would be in the fall. CMBG will donate four new trees to be installed to maintain the tree line and an anonymous donor has come forward to pay for the whole landscape plan.

Susan Whitehouse talked about the details of that plan,, professionally pruning and mulching the trees, a "pitch plot", new catch basins, irrigation, curbing all the way around the common with 2 cuts for drive in entry and a walk-in entry, new sod and work around the gazebo. Farley would be the contractor for the project as they are both skilled and familiar with the setting. The starting date is sometime in September and will take approximately 4 weeks to complete. The town will be required to provide the water supply and back flow as well as update the electric and do yearly maintenance. There would also be a cement pad installed on the south end for barbeque, the pad will be painted green to blend in. The committee asked Mr. Coloumbe about relocating the bottle bin to his property and he is willing to have the bin located near the restrooms.

Sue Mello asked questions about the catch basins and where the water would be directed.

Paula Arsenault talked about designating a place for art.

Dale Harmon asked would the years maintenance might cost and was told approximately \$5,000.

Tom Nickerson talked about tent stakes and trying to prevent them being driven into the underground irrigation pipes.

A representative from the Farmer's Market said he would like to see the project delayed until after they are through for the year. Linda Redman & Susan Whitehouse said that would be too late to start the project but they are discussing other ways to help, if there was another location they Market could use for their last few days, the committee could help with publicity, redirecting people to alternate location, etc. They want to work with the Market.

Lori Mitchell asked about treating the bugs etc. and was told that all products used would be organic and not harmful to pets or children.

Cody Mitchell asked if the Common would still be able to be used for winter activities as he is interested in such events and was told yes it would still be possible.

Dan Bryer said in his opinion the common is underused and he would like to see more activities happen there.

Kristina Ford made a motion to accept the plan as presented and Mike Tomacelli seconded the motion. Vote: 4-0 in favor.

Old Business: Broadband discussion – Kristina Ford said she recently attended a Boothbay Harbor Selectmen's meeting to talk about Tom Mayotte's presentation. Ms. Ford also talked about reviewing information from the grant application, previous talks with other people and a conference she had attended. She talked about a Portland Press Herald article and a recent hot spot demonstration. Ms. Ford said she felt the board needed to create an RFP and the best person to write that would be the person who wrote the report (Tom Mayotte). Ms. Ford said she felt the report from Mr. Mayotte was light on education. Ms. Ford feels now that part of the job of a Broadband committee would be to work on education, what is needed and how to use the technology.

Mike Tomacelli said he was not sure that Mr. Mayotte would be the best person to write the RFP. He would like to see what other information is available, he would be particularly interested in hearing from Brian Lipphold from the James W. Sewall Company – they are a Broadband/Technology Consulting

Service. Mr. Lipphold replaced Mike Edgecomb whom the board heard from a few years ago. Mr. Tomacelli said this group is in the business of trying to help towns and he feels that the board should hear from more than one person before moving ahead. It was agreed that it cannot hurt to have more information and Dan Bryer will see if he can get Mr. Lipphold to come to a meeting as soon as possible.

Public Comment: None

Review Warrants and sign: Kristina Ford made a motion to review the warrants and sign them and Desiree Scorcia seconded the motion. Vote: 4-0 in favor.

Adjourn meeting: AT 8:05PM Mike Tomacelli made a motion to adjourn the meeting and Desiree Scorcia seconded the motion. Vote: 4-0 in favor.

Board of Selectmen
Steven Lewis – Chairman
Dale Harmon – Vice Chairman
Kristina Ford
Michael Tomacelli
Desiree Scorcia

Town Manager
Daniel Bryer Jr.



**Town of Boothbay
Board of Selectmen Meeting
Wednesday, June 12, 2019
7:00 PM
MINUTES**

Present: Steven Lewis, Dale Harmon, Michael Tomacelli, Desiree Scorcia, Kristina Ford, Town Manager Dan Bryer and Secretary Sherry Tibbetts

Pledge of Allegiance:

Public Hearing: (1) Steve & Susan Plaustener, dba Five Gables Inn, Map R-15, lot 30, located at 107 Murray Hill Road, East Boothbay, Maine for renewal of an Innkeeper's license. Dan Bryer said the taxes are paid and there are no outstanding issues with this application. Dale Harmon made a motion to approve this application and Mike Tomacelli seconded the motion. Vote: 5-0 in favor.

(2) Dover Used Car Parts, Phillip & Annette Main, owners, Map R2 Lots 24A & 24B, located at 76 Dover Cross Road, Boothbay, ME for renewal of Auto Graveyard/Junkyard permit. Dan Bryer said the taxes are paid, there are no outstanding issues with this application and the fence is still up. Dale Harmon made a motion to approve this application and Mike Tomacelli seconded the motion. Vote: 5-0 in favor.

(3) 1820 House Restaurant, Inc. (formerly Smuggler's Cove Inn), Map U06 Lot 11, located at 727 Ocean Point Road, East Boothbay, ME for renewal of liquor licenses (Class I,II,III,IV). Dan Bryer reported that there were no outstanding issues with this application and all taxes have been paid. Dale Harmon made a motion to approve this application and Kristina Ford seconded the motion. Vote: 5-0 in favor.

Public Comment: None

Approve Minutes: None were available for approval

Reports:

Town Office Reports – Dan Bryer reported that the Code Enforcement Office is real busy, there are many various types of permits pending. There are three applications to go before the Planning Board and there is one application for the Board of Appeals.

The Public Works staff has been busy replacing signs, mowing and doing paving prep for the Fire Station. All the paving at the Fire Station has now been done. The Public Works crew has also been busy doing gravel road repairs.

The Business Office is getting ready to send out 120 lien notifications.

BOS Action Items – Kristina Ford spoke about the Umaine Aqua Ventus project which is an action item that has been dormant for quite some time. She has questions and suggested Dan Bryer write a letter and see if he can find some answers. The board would like to know if the tests were done, what were the results and where is this project at?

Pending BOS Action Items – Dan Bryer reported that there was good news on the housing project, a purchase and sale agreement has been signed. A board will be formed for the non-profit that will be handling all the aspects of this project. Dan Bryer said as soon as things are up and running he will back out of this group. Kristina Ford said Dan Bryer has done a good job on this project working towards doing something that the Community needs.

Old Business: Broadband Discussion – Kristina Ford announced there has been a significant development in this topic. Ms. Ford said it has been discovered that TIF money can be used for this which means the group can move ahead and know they have money to pay for what they want to do. There was a decision about a talk by Mike Edgecomb back in 2017. Kristina Ford has also spoken with Brian Little who has taken over Mike Edgecomb's position. Kristina Ford proposed the board use the information from Tom Mayotte's report and get providers to take the next step, she would like to create an RFP asking providers to come forward and tell the board what they can offer the town and how they suggest to move forward.

Cody Mitchell talked about a bill passed in the legislature and he provided the selectmen a handout showing a template for franchise agreements. There was a discussion and some questions and answers on this presentation.

Win Mitchell said he attended a meeting a couple of years ago and received a lot of good information. He said he was enlightened as to just how much leverage the town has. Mr. Mitchell suggested not spending TIF money but instead work on a new franchise agreement with the cable company.

There was a discussion around Fiber vs. Cable, the cost, speed and availability.

Kristina Ford suggested a joint meeting with Boothbay Harbor to listen to a presentation about hot spots. She said she would like to hear options, and do a RFP and not just latch onto the first presentation that sounds good. Dan Bryer will try to set up a presentation with LCI about Hot spots for Tuesday June 25th or Thursday June 27th at 6:30 with both boards Boothbay and Boothbay Harbor.

New Business: Appointments – Dan Bryer supplied the selectmen with a list of appointees that need to be reappointed and said all of them except the Animal Control Officers have agreed to be reappointed. Kristina Ford made a motion to appoint everyone on the list with the exception of the Animal Control Officers and Dale Harmon seconded the motion. Vote: 5-0 in favor.

Kristina Ford made a motion to ask Lincoln County to serve as Boothbay's Animal Control Officer and Dale Harmon seconded the motion. Vote: 5-0 in favor.

Public Comment: Win Mitchell said he had seen that the town was looking into an electric vehicle charging station and said he has four of them and that he does not charge for them.

Review Warrants and sign: Kristina Ford made a motion to review the warrants and sign them and Dale Harmon seconded the motion. Vote: 5-0 in favor.

Adjourn meeting: At 8:05PM Kristina Ford made a motion to adjourn the meeting and Mike Tomacelli seconded the motion. Vote: 5-0 in favor.



**Town of Boothbay
Board of Selectmen Meeting
Wednesday, May 22, 2019
7:00 PM
MINUTES**

Board of Selectmen

Steven Lewis – Chairman
Dale Harmon – Vice Chairman
Kristina Ford
Michael Tomacelli
Desiree Scordia

Town Manager

Daniel Bryer Jr.

Present: Steven Lewis, Dale Harmon, Michael Tomacelli, Desiree Scordia, Kristina Ford, Town Manager Dan Bryer

Pledge of Allegiance:

Public Hearing: 1. Coastal Maine Botanical Gardens, applicant for a renewal of liquor license (Restaurant Class I, II, III, IV) map/lot 132 Botanical Gardens Drive, Boothbay, ME, also a renewal of a Special Amusement permit. Dan Bryer said there were no outstanding violations, as this is a non-profit taxes are not an issue. Dale Harmon made a motion to approve this application as presented and Mike Tomacelli seconded the motion. Vote: 5-0 in favor.

2. Carriage House Restaurant, owner Kelly Farrin, applicant for a renewal of liquor license, Class I, II, III, IV – map/lot U12/14 located at 388 Ocean Point Road, Boothbay, ME. Dan Bryer reported there were no outstanding violations, the taxes have been paid and there are no issues. Dale Harmon made a motion to approve this application as presented and Kristina Ford seconded the motion. Vote: 5-0 in favor.

3. 1820 House Restaurant, Inc. (formerly Smuggler's Cove Inn) map/lot U06/11 located at 727 Ocean Point Road, East Boothbay, ME for renewal of a Special Amusement permit and an Innkeepers License at Smuggler's Cove Inn at the same location. Dan Bryer reported there were no issues and no outstanding violations and the taxes have been paid. Dale Harmon made a motion to approve this application as presented and Kristina Ford seconded the motion. Vote: 5-0 in favor.

Public Comment: No public comments.

Approve Minutes: No minutes were available for approval.

Reports:

Town Office Reports – Dan Bryer reported that the Code Enforcement Office is busy, there are a variety of permits open and there is one permit for the Planning Board next month. Kristina Ford said she is interested in where the housing permits are for, what part of town is being built in.

The Public Works crew is busy getting floats in and the picnic tables out. They are also working on sign repairs and mowing.

The Business Office is busy with a lot of registrations as the seasonal people are returning to the area.

BOS Action Items –

The Umaine Aqua Ventus project – Kristina Ford talked about this no longer being dormant and referred to various articles recently in the newspaper.

Pending BOS Action Items –

Dan Bryer said there would be something new on the housing to report in the next few weeks.

Dale Harmon asked about Policy and if the town had one to deal with parties, extra trash at the Clifford Playground. Mr. Harmon said recently there had been several birthday parties at the park and the people tried to clean up the trash but there simply was not enough trash cans to hold it all. Dan Bryer said the PWD would pick up trash on the weekends only if called to do so. It was suggested to maybe add an extra trash can there during the summer months.

Old Business:

Broadband discussion – Tom Mayotte gave the board a written report and an oral presentation of what was in the report. Mr. Mayotte said he did a business analysis and said the region is not technology challenged, there is advanced technology in the region. He talked about a public hearing, where people expressed their problems with the marketplace. Mr. Mayotte said the town needs to leverage the assets they already have, he talked about kick starting things with an RFP, a letter to all players in the area asking them to adopted standards. He talked about franchise agreements dying with the cable as that was mostly about TV. He talked about injecting competition into the equation. There was also discussion about bring fiber vs cable into the region.

Frank Fasset, a member of the audience disagreed, he feels that getting someone to help negotiate a new franchise agreement may be the way to do.

New Business: 1. Wharves and Weirs – Constance Jones, located at 4 Waterfront Road North, tax map/lot R05/67-3. Applicant seeks approval to construct a 5'x24' seasonal pier with a seasonal 36'x3' runway and a 10'x20' float orientated parallel to the shore. The project also includes a skidway consisting of two 40' skids 9' apart anchored to the ledge.

Dan Bryer report this has application has gotten all the necessary permits (DEP, Army Corps, & Indian Tribes) and has already been approved by the Planning Board and Harbor Master. Dale Harmon made a motion to approve this application as presented and Kristina Ford seconded the motion. Vote: 5-0 in favor.

2. Wharves and Weirs – Graham and Nancy Hurst, located at 333 Barbers Island Road, tax map/lot R04/102. Applicant seeks approval to construct a 37'x6' pier to a seasonal 34'x3' runway and a 10'x20' float parallel to the shore. The project includes a 13'x4' sloped walkway extended from an existing shed.

Dan Bryer report this has application has gotten all the necessary permits (DEP, Army Corps, & Indian Tribes) and has already been approved by the Planning Board and Harbor Master. Kristina Ford made a motion to approve this application as presented and Mike Tomacelli seconded the motion. Vote: 5-0 in favor.

3. Mike Maxim – Boothbay Lights update. Mr. Maxim presented an update on the past season's Boothbay Lights, an survey of businesses was done and it was reported that merchant sales was up, there was a significant increase in business and a moderate impact on employee retention/growth. He praised the partnership between the Towns, various groups and organizations and CMBG. The committee meets every month year round and he talked briefly about moving away from Greentree Events this year and the need to keep adding events and such to give people a reason to stay in the region longer.

There was a brief discussion about the effects of this festival on other surrounding towns out of the Boothbay Region.

Public Comment: None

Review Warrants and sign: Dale Harmon made a motion to review the warrants and sign them and Kristina Ford seconded the motion. Vote: 5-0 in favor.

Adjourn meeting: At 8:15 Dale Harmon made a motion to adjourn the meeting and Kristina Ford seconded the motion. Vote: 5-0 in favor.



Casco Bay Advisors, LLC
Broadband/Telecom Consulting

About Casco Bay Advisors, LLC

Casco Bay Advisors, LLC (Casco Bay) is a telecommunications and broadband consulting firm located in Gardiner, Maine. Casco Bay specializes in developing broadband feasibility studies for state, county and locally funded broadband expansion initiatives, with an emphasis on facilitating and implementing Public/Private Partnerships. Casco Bay also provides network planning, network engineering, utility pole make-ready project management, construction management, financial modeling of fiber optic networks, and acts as an owner's project manager for state, county and municipally funded fiber optic initiatives to expand the availability of highspeed broadband and developing new fiber optic networks.

Casco Bay prides itself on being the only truly independent broadband advisor/consultant in the state of Maine, providing communities with unbiased advice and analysis. Casco Bay does not build or operate broadband networks, nor do we sell broadband services. We do however, leverage our deep past experience building and operating networks to provide our clients with the advice and expertise required to successfully negotiate with service providers, provide oversight of construction and monitor the performance of network operators.

Prior to establishing Casco Bay, Mr. Lippold served as EVP/COO of Integra Telecom, a Portland, Oregon based CLEC providing services across the western third of the United States. Over the course of his 35 years in the telecom industry, Mr. Lippold has held key executive leadership roles, including; SVP Network Planning & Engineering for FairPoint Communications, built and led the business, government and wholesale sales channels for FairPoint across northern New England, served as SVP of State Government, Research & Higher Education sales at Level 3, VP Carrier Services at TelCove and General Manager of Kansas, Oklahoma and Missouri for TelCove. Brian's early telecom career was devoted to various engineering and operations leadership roles within the long-distance telecommunications industry.

Transition from James W. Sewall Company to Casco Bay Advisors, LLC

Beginning in 2015, Mr. Lippold joined the James W. Sewall Company (Sewall) to lead its telecom / broadband consulting practice, while continuing to operate Casco Bay for a few select clients. In May 2018, Treadwell Franklin Infrastructure Capital (TFIC) acquired Sewall. TFIC is an integrated infrastructure business that focuses on developing and sponsoring commercial infrastructure, and acts as a fund-less sponsor – an originator and servicer – of infrastructure investments for private equity, family office, and institutional investors. George Campbell, Jr. assumed the role of President of Sewall upon acquisition by TFIC.

TFIC has aligned the resources of Sewall with TFIC's vision and George's strengths in the areas of transportation and commercial development. As part of this realignment of resources, Sewall transitioned its broadband/telecom clients to Casco Bay and formed a strategic alliance whereby TFIC/Sewall will provide its core engineering, survey and geospatial services to Casco Bay. In turn, Casco Bay will refer engineering opportunities to TFIC/Sewall as appropriate and TFIC/Sewall will refer broadband/telecom opportunities to Casco Bay.

Casco Bay Advisors current and past clients include:

2 Streamside Lane
Gardiner, Maine 04345
(207)233-2976
www.cascobayadvisors.com



Current Clients and Projects	
City of Biddeford, Maine	<i>Broadband Feasibility Study</i>
Confidential Client	<i>Expert Witness Report & Testimony</i>
Cumberland County, Maine	<i>Municipal Broadband Playbook Project</i>
Franklin County, Maine	<i>Service Provider Negotiation Support covering 36 townships/municipalities, CMP NECEC Project Broadband Benefits</i>
Minot, Maine	<i>Broadband Feasibility Study</i>
State of Maine - DECD/ConnectME Authority	<i>Municipal Broadband Case Studies</i>
Town of Bar Harbor, Maine	<i>Design, Engineering, Project Management for Municipal Use Fiber Network</i>
West Kennebec Lakes Community Broadband Association (Towns of Fayette, Leeds, Mount Vernon, Readfield, Vienna & Wayne)	<i>Broadband Feasibility Study</i>
Town of Swan's Island, Maine	<i>Fiber-to-the-Home Design, Engineering, Project Management</i>
Western Mountains & Rivers Corporation	<i>CMP NECEC Project Fiber Optic Design & Broadband Benefits Support</i>

Past Clients and Projects	
40+ Municipalities in Maine	<i>Cable TV Franchise Agreement Renegotiations</i>
Confidential Client	<i>Expert Witness Report & Testimony</i>
Franklin County, Maine	<i>Broadband Feasibility Study covering 36 townships/municipalities</i>
Keep BT Local Cooperative	<i>Due Diligence of Burlington Telecom FTTH Network, technical and operational advisory services in pursuit of acquisition of Burlington Telecom by grass-roots cooperative</i>
Maine Fiber Company	<i>Utility Pole Make-ready Project Management, Customer Premise Engineering</i>
Massachusetts Technology Collaborative	<i>MassBroadband123 Network Operator Assessment, Utility Pole Make-ready Assessment, Last-Mile Business Case Analysis</i>
State of Maine - DECD/ConnectME Authority	<i>State-wide Broadband Action Plan, Annual Report, State-wide Broadband Availability Mapping, Transition Support</i>
Town of Fort Fairfield, Maine	<i>Broadband Feasibility Study</i>
Town of Islesboro, Maine	<i>Owner's Project Manager for FTTH build</i>
Town of Mount Desert	<i>P3 project between Town and Charter Communications to expand Cable TV modem network across 25 miles of roadway, connecting 325 potential subscribers</i>
Town of Swan's Island, Maine	<i>Broadband Feasibility Study</i>
Town of Vienna, Maine	<i>Broadband Feasibility Study</i>

**Findings of Fact
Town of Boothbay Planning Board
Wharves and Weirs Zoning Permit Application**

June 19, 2019

Rice Point LLC
22 Austin Street
Portland, ME 04103

RE: Property Located at 65 Rice Road, Boothbay, ME, Map/Lot: U17/08.

Dear Mrs. Canning,

On June 19, 2019 the Town of Boothbay Planning Board acted on your Wharves and Weirs Zoning Permit application and made the following findings and conclusions;

Findings of Fact:

1. The applicants, Rice Point LLC (Geraldine Canning) represented by Stockwell Environmental Consulting, Inc. relating to the property located at 65 Rice Road, Tax Map U-17, Lot 08. Property taxes on account of the premises for which the approval is requested have been paid in full.
2. The property is located at 65 Rice Road. The deed for the proposed project can be seen at the Lincoln County Registry of Deeds in Book #5195 on Page #195. The property is in the General Residential District within the Shoreland Overlay. It contains 2.39 acres.
3. Town has received copies of the NRPA and the Army Corp. of Engineers permit applications. The Harbormaster has inspected the site and given his approval; of which the CEO has a copy.
4. Applicant wishes to construct a 30' x 6' pier, a 36' x 3.5' runway and three floats, two 10' x 20' and one 10' x 10' low profile kayak float with two 3-pile dolphins at each end of the float. The proposed pier will be located on the Damariscotta River, on the mouth of Meadow Cove.

Conclusions

Based on the above stated facts, the Planning Board makes the following conclusions:

Right, Title or Interest in the Property

The applicant has demonstrated Right, Title or Interest in the property in question.

Motion made by Rob, seconded by Bruce

- F. The structure/use shall not be a threat to public safety, health or welfare;
- G. The structure shall conform to all local, state and federal regulations in existence at the time of construction or change. {DEP § 15 C}

The applicant *has* / *has not* demonstrated that this proposal meets the criteria set forth in Sections 3.10.9 Docks, Piers, Wharves, Bridges of the Town of Boothbay Zoning Ordinance.

Motion made by *Blaine Robb*, seconded by *BRUCE*
 Vote _____ *4* In Favor _____ Against

- 1.8.5 Shoreland** The Town should adopt, administer, and enforce land use regulations consistent with the Department of Environmental Protection’s guidelines for municipal shoreland zoning ordinances to:
- A. Provide the required zoning and subdivision standards while at the same time preserving those activities, within the zoned areas, that are indigenous to the region;
 - B. Further the maintenance of safe and healthful conditions;
 - C. Prevent and control water pollution;
 - D. Protect fish spawning grounds, aquatic life, bird and other wildlife habitat;
 - E. Protect buildings and lands from flooding and erosion caused by development and use;
 - F. Protect archaeological and historic sites;
 - G. Protect commercial fishing and maritime industries;
 - H. Protect freshwater and coastal wetlands;
 - I. Control building sites, placement of structures and land uses;
 - J. Conserve shore cover, and visual as well as actual points of access to inland and coastal waters;
 - K. Conserve natural beauty and open space; and
 - L. Anticipate and respond to the impacts of development in shoreland areas. {DEP § 1}

The applicant *has* / *has not* demonstrated that this proposal meets the criteria set forth in Section 1.8.5, Shoreland, of the Town of Boothbay Zoning Ordinance.

Motion made by *Robb*, seconded by *Doug*
 Vote _____ *4* In Favor _____ Against

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 *Robb* and seconded by *BRUCE*, the Planning Board *4* **approved** / **denied** the wharves and weirs/shoreland zoning permit application subject to the conditions of approval set forth below, all for the reasons set forth in the findings and conclusions.



June 3, 2019,

Dear; Town Manager, Board of Selectmen & Planning Board;

The public on-site hearing for the Wharves and Weirs application ramp & float project for Rice Point, LLC, was held as advertised on Monday June 3rd at 5:38 P.M. The project is located on 65 Rice Road in East Boothbay.

Lauren Stockwell explained the project that does include a new ramp and float, as well as a haul out for. The town of Boothbay was represented by Harbor Master Peter Ripley. The owner was represented by Lauren Stockwell.

There does not seem to be any effect of diminished or restricted ingress or egress by riparian owners. There is no evidence that this project will cause injury to others that use this area of Meadow Cove in the Damariscotta River. I have received no objections oral or written about this project.

This project will NOT interfere with navigation in the Meadow Cove area.

I see no problems with this proposed ramp and float project as submitted by Rice Road, LLC.

Respectfully submitted,

Peter B. Ripley

Harbor Master



