

**Planning Board**

William Wright, Chair  
Rob Ham, Vice-Chair  
Bruce Bowler  
Peggy Kotin  
Michael Leighton, Alternate



**Town of Boothbay Planning Board Meeting**  
**October 20, 2021 at 6:30 PM**  
**Town Office Conference Room**  
**Agenda**

**1) CALL MEETING TO ORDER**

- a) Roll call of Members and other Officials in attendance
- b) Any commentary by the Board or instructions to the audience prior to reviews

**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. Upon determination that an application is complete, the Board may proceed directly into application review. The Board may or may not take action at this meeting.)*

- a) Applicant: William and Paula Arsenault (Knickerbocker Lake Cottages, LLC) **Robbie**
  - i) Mailing Address: PO Box 101, Boothbay, ME 04537
  - ii) Tax Map/Lot: R4/19A
  - iii) Property Location: 15 McCobb Rd., Boothbay, ME 04537
  - iv) Zone: Water Reservoir Protection District, Shoreland Overlay District, Watershed Protection Overlay District.
  - v) Application Review: Removal of interior drywall, windows & floor, maintaining the existing framing. Reconfigure floorplan to accommodate 18’x14’ addition on the south gable end of the existing cottage.

- b) Applicant: Phelps Architects Inc. Representing The Balding Dentist LLC (Toby Clarkson) **Bruce**
  - i) Mailing Address: 149 Townsend Ave Boothbay Harbor, ME 04538
  - ii) Tax Map/Lot: R7/18
  - iii) Property Location: 732 Wiscasset Rd, Boothbay ME 04537
  - iv) Zone: Water Reservoir Protection District-27 (Adams Pond), Residential District, Shoreland Overlay District, Watershed Protection Overlay District.
  - v) Application Review: Existing building and accessory structures will be removed. A one story +/- 3,200sf building to be constructed in the area of the removed existing building. New building to house a professional dental practice. Improvement/reconfiguration of existing parking areas planned. Accommodation for connection to future public water/sewer utilities to be incorporated.

1) **OTHER BUSINESS:**

PRE-APPLICATION: *(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.)*

- a) Applicant:
  - i) Tax Map/Lot:
  - ii) Property Location:
  - iii) Zone: Residential -
  - iv) Application Review:

2) **APPROVE MINUTES:**

3) **ADJOURN MEETING**