

Planning Board

Francis McBrearty – Chair
Rosemary Bourette – Vice Chair
Alan Bellows
Michael Tomacelli
Andrew Morley, Alternate
Melinda Browne, Alternate



Town of Boothbay Planning Board Meeting
Wednesday, February 17, 2016

MINUTES

1. Call meeting to order Chairman, Fran McBrearty called the meeting to order at 6:30 PM.
2. Roll call of members Francis McBrearty, Rosemary Bourette, Alan Bellows, Michael Tomacelli, Melinda Browne and CEO Art Dunlap
3. OLD BUSINESS:
4. 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.)

APPLICATION REVIEW: NONE

PRE-APPLICATION REVIEW: (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.)

- Danielle Betts to present a pre-application for the Boothbay Harbor Country Club's proposed Fitness Facility.
Danielle Betts talked about phase II of the Country Club which is a fitness facility that will include a 64'x64' building, tennis courts, pool and additional parking.

Danielle said they are going through DEP now and as there are no wetlands they do not need to have the Army Corp. involved. They are working with the Boothbay Region Water District and may have to put in a pump station.

They are working on a plan to control run-off, it will be detained and managed on site.

There will be a service entrance from Common Drive, this entrance will also be available to members of the club who have a pass that will open the gates.

They will be present at the March meeting with an application and are hoping to start construction in April.

The Board did not have any questions that Danielle did not answer. Fran however mentioned that in phase I they were to put a stop sign on the entrance from the club onto Country Club Road and that has not been done yet. Danielle said it is still in the plans.

- Austin Smith to present pre-application plans for a Bigelow Laboratory project.
Along with Mr. Smith, Tim Pinkham was present to discuss this pre-application. In the original plans for Bigelow there was a dorm (5,900sf) and three visiting scientist cottages (21,000sf) and they would now like to combine these proposed 4 buildings into one building. This would cut down on the impact to the environment and allow them to make it blend into the landscape.

Mr. Smith presented a slide presentation showing how this would work. The building will be nestled into the hill with stepped levels, the lowest one having a green roof and it will be energy efficient. They would like to start construction in the spring 2016 and finish in the spring on 2017.

Fran McBrearty questioned if under the contract zone, square footage could be moved around and Art Dunlap said yes, under the contract the Board can approve moving it.

Steve Malcolm said he thought there was lots of flexibility build into the contract.

Mr. Smith said the DEP is in favor of this new plan.

Solar panels will be ground mounted, this will be a separate application, but the solar panels will produce more energy than the new building should use.

Bigelow has submitted an application for this project and will present it at the March meeting.

OTHER BUSINESS:

There was a brief discussion about what to do with the comments from the Public Hearing that took place before tonight's meeting.

Alan said some of the comments made by Jean Reese Gibson should be run by Sally Daggett. Fran will get these to Lori tomorrow to send off to Sally Daggett.

The Board felt they would leave the DEP 1000 just the way it is, they are OK with the way it stands.

Fran McBrearty said he will ask the Selectmen next week when the board can start work on the ordinance changes with Mark Eyerman.

The board decided to keep the ongoing workshops open. They will hold their next workshop on 03/02/2016 and review the Telecommunications ordinance changes for the last time before it goes to the Selectmen to be on the warrant.

5. APPROVE MINUTES: Alan Bellows made a motion to approve the minutes of 01/20/2016 as presented and Rosemary Bourette seconded the motion. Vote: 4-0 in favor.

6. ADJOURN MEETING: Alan Bellows made a motion to adjourn the meeting at 7:20 PM and Rosemary Bourette seconded the motion. Vote: 4-0 in favor.

Minutes respectfully submitted
Sherry Tibbetts
Secretary