

Planning Board

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



Town of Boothbay Planning Board Meeting
Wednesday May 4, 2016

MINUTES

1. **Call meeting to order:** Chairman, Alan Bellows called the meeting to order at 6:30PM
2. **Roll call of members:** Alan Bellows, Rosemary Bourette, Melinda Browne, Michael Tomacelli 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.)

- **Applicant:** Newell Family Trust, represented by Eric Marden
Mailing address: PO Box 643, Barnstable, MA 02630
Property location: 256 Shore Road, East Boothbay, ME 04544 Tax map/lot U03/0002
Zone: special Residential District
Lead reviewer: Alan Bellows
Applications Review: The applicant proposes to create access to the water, adding a deck over existing lot coverage in the Shoreland Zone.

Eric Marden was present to discuss this application.

Alan Bellows gave a brief review of the application and Eric Marden showed pictures of the property showing there is no easy access to the water.

Mr. Marden said the owner would like to keep both sets of stairs if possible.
Alan Bellows asked if that would fit within the allowed lot coverage limits.

Alan Bellows made a motion to table this application until the applicants do some calculations and then come back before the board and Rosemary Bourette seconded the motion. Vote: 4-0 in favor.

- **Applicant:** Compass Rose Events, Inc.
Mailing address: 350 Townsend Ave., Boothbay Harbor, ME 04538
Property location: 275 and 267 Wiscasset Road, Boothbay, ME 04537 Tax map/lot R05/0010A and 10B
Zone: C1 District
Lead Reviewer: Melinda Browne
Applications Review: The applicant requests approval for a retail event planning business:

Both Scott Larson and Dean Domeyer were present to discuss this application.

Mr. Larson plans to put in an overhead door on the Vet side of the building near the back, as well as several other minor alterations. He will add 1 trailer to the lot and that will be parked alongside of the building. The house will be used as office space. He will be using both the Playhouse and the house. There will be no additional outside lighting.

Findings of fact:

The owners of the property are Dean and Susan Domeyer.

The properties are located at 275 and 267 Wiscasset Road. They are in the C1 District and further identified as tax map/lot: R05/0010A & 10B, they contain 4.54 and 1.62 acres respectively.

The applicant is Compass Rose Events, Inc. who has demonstrated the owner's legal interest in the property by providing a copy of the deed, which can be seen at the Lincoln County Registry of Deeds in book 3585 on page 215.

The applicant requests approval for a retail event planning Business run by Compass Rose Events Inc. The applicant is renting the property from the Domeyers.

Conclusions:

Melinda Browne made a motion the applicant has demonstrated Right, Title or Interest on the property in question and Mike Tomacelli seconded the motion. Vote: 4-0 in favor.

Melinda Browne made a motion that the applicant has demonstrated that this proposal meets the criteria set forth in Section 1.8.1 (A-C), 1.8.3 (A-E) and 3.6.1(A-H) of the Town of Boothbay Zoning Ordinance and Rosemary Bourette seconded the motion. Vote: 4-0 in favor.

Melinda Browne made a motion that the applicant has demonstrated that this proposal meets the criteria set forth in Section 3.10.7 of the Town of Boothbay Zoning Ordinance and Mike Tomacelli seconded the motion. Vote: 4-0 in favor.

Melinda Browne made a motion that the applicant has demonstrated that this proposal meets the criteria set forth in Section 3.11.8 of the Town of Boothbay Zoning Ordinance and Mike Tomacelli seconded the motion. Vote: 4-0 in favor.

Melinda Browne made a motion that the applicant has demonstrated that this proposal meets the criteria set forth in Section 3.11.10 of the Town of Boothbay Zoning Ordinance and Mike Tomacelli 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 meetings on the application, on a motion made by Melinda Browne and seconded by Mike Tomacelli the Planning Board approved the Use Permit application with no additional conditions all for the reasons set forth in the findings and conclusions. Vote: 4-0 in favor.

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.](#))

- **Paula Ragsdale Arsenault and Bill Arsenault:** review of site plan – existing, non-conforming trade of lot coverage in Water Reservoirs Protection District.

Both Mr. & Mrs. Arsenault were present to discuss this application. On Barter's Island Road they have a building that is currently used for a plumbing business on the ground floor and an artist studio on the second floor. With traffic increasing because of CMBG, they would like to take advantage and put an Artist Gallery on the 1st floor. It would be a 12x24 addition to the already existing 30x50 building. It would be over an existing gravel driveway. They meet the setbacks from the roads. They would be expanding a non-conforming use and asking to trade the driveway for the room.

They will be at the next Planning Board meeting.

OTHER BUSINESS: Alan Bellows mentioned a call he had received from Mike Tomko of Boothbay Harbor, he believes it has to do with making the sign ordinances similar between both towns.

Alan Bellows reminded the members about the upcoming MMA Planning Board seminars. Alan Bellows plans to attend one in June and encouraged everyone to attend one.

5. APPROVE MINUTES: Rosemary Bourette made a motion to approve the minutes of 04/20/2016 as amended and Melinda Browne seconded the motion. Vote: 4-0 in favor.

6. ADJOURN MEETING: Rosemary Bourette made a motion to adjourn the meeting at 7:30PM and Mike Tomacelli seconded the motion. Vote: 4-0 in favor.

Minutes respectfully submitted

Sherry Tibbetts

Secretary