

Planning Board

Bruce Bowler, Chair
Lucian Laurie Jr., Vice Chair
Lee Mike Thompson, Member
Renee Fales, Member
Shri Verrill, Member
Rob Ham, Alternate
Tom Moroney, Alternate



Town of Boothbay Planning Board Meeting
Wednesday February 21, 2024
6:00 PM – Town Office Conference Room

MINUTES

CALL MEETING TO ORDER: Bowler called the meeting to order at 6:00PM.

Roll call of members & other officials in attendance: Bruce Bowler, Lucian Laurie Jr., Lee Mike Thompson, Renee Fales, Andrea Shri Verrill, Tom Moroney, Dan Feeney Code Enforcement Officer

OLD BUSINESS: None

NEW BUSINESS:

Applicant: Louis Frate, represented by Alex Rioux, Rioux and Sons Construction.

Mailing address: 317 Eagle Drive, Jupiter, FL 33477

Tax Map/Lot: R03/023-G

Property location: 53 Jacob's Landing, Boothbay, ME 04537

Zone: Coastal Residential and Shoreland Overlay

Primary Reviewer: Lucian Laurie Jr.

Application Review: Applicant propose to repair existing pier dimensions 107' x 4' with a future renovation of the 34' x 3' runway and a 10' x 20' float.

Laurie Jr. presented the findings of fact.

Findings of Facts:

- The owner of the property is Louis Frate.
- The property is located at 53 Jacob's Landing. It is in the Coastal Residential Zone and the Shoreland Overlay Zone. The property is further identified as Assessor's Tax Map R03/023-G. The property contains 6.35 acres.
- The applicant is Louis Frate, who has demonstrated a legal interest in the property by providing a copy of their deed. The deed for the proposed project can be seen at the Lincoln County Registry of Deeds in Book #4070 on Page #159.
- The applicant requests approval to repair and existing pier with a future renovation of the runway and float.

Conclusions:

Laurie Jr. made a motion that the applicant **has** demonstrated Right, Title or Interest in the property in question and Bowler seconded the motion. Vote: 5-0 in favor.

Laurie Jr. made a motion that the applicant **has** demonstrated that this proposal meets the criteria set forth in Section 5.2.2.3.2 through 5.2.2.3.2.11 of the Town of Boothbay Zoning Ordinance and Bowler seconded the motion. Vote: 5-0 in favor.

Laurie Jr. made a motion that the applicant **has** demonstrated that this proposal meets the criteria set forth in Sections 5.3 – 5.3.5 of the Town of Boothbay Zoning Ordinance and Bowler seconded the motion. Vote: 5-0 in favor.

Laurie Jr. 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 Bowler seconded the motion. Vote: 5-0 in favor.

Laurie Jr. 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 Bowler seconded the motion. Vote: 5-0 in favor.

Laurie Jr. 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 Bowler seconded the motion. Vote: 5-0 in favor.

Laurie Jr. 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 Bowler seconded the motion. Vote: 5-0 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 Laurie Jr. and seconded by Bowler the Planning Board **approved** the wharves and weirs application subject to the conditions of approval set forth below, all for the reading set forth in the finding and conclusions. Vote: 5-0 in favor.

Conditions of Approval:

No conditions. The application was approved as presented.

Applicant: Jonathan and Mariann Bigelow c/o Bigelow Mariann E Trustee

Mailing address: 15 Marvin Ridge Place, Wilton, CT 06897

Tax Map/Lot: R04/058-A

Property location: 24 Chandler Road, Boothbay, ME 04537

Zone: Coastal Residential and Shoreland Overlay

Primary Reviewer: Bruce Bowler

Application Review: Applicants propose to repair existing pier dimensions 6' x 40' with renovation of the 3' x 35' runway and a 10' x 20' float with pilings.

Bowler presented the findings of fact.

Findings of Facts:

- The owner of the property Jonathan and Mariann Bigelow c/o Bigelow Mariann E Trustee, represented by Ellie Oberink, Flycatcher LLC.
- The property is located at 24 Chandler Road. It is in the Coastal Residential zone and Shoreland Overlay Zone. The property is further identified as Assessor's Tax Map R04-058-A. The property contains .35 acres.
- The applicants are Jonathan and Mariann Bigelow, who have demonstrated a legal interest in the property by providing a copy of their deed. The deed for the proposed project can be seen at the Lincoln County Registry of Deeds in Book #5465 on Page #36.
- The applicant requests approval to repair existing pier dimensions 6' x 40' with renovation of the 3' x 35' runway and a 10' x 20' float with pilings.

Conclusions:

Bowler made a motion that the applicant **has** demonstrated Right, Title or Interest in the property in question and Laurie Jr. seconded the motion. Vote: 5-0 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 through 5.2.2.3.2.11 of the Town of Boothbay Zoning Ordinance and Laurie Jr. seconded the motion. Vote: 5-0 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 of the Town of Boothbay Zoning Ordinance and Verrill seconded the motion. Vote: 5-0 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 Laurie Jr. seconded the motion. Vote: 5-0 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 Jr. seconded the motion. Vote: 5-0 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 Laurie Jr. seconded the motion. Vote: 5-0 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 Jr. seconded the motion. Vote: 5-0 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 Bowler and seconded by Laurie Jr. the Planning Board **approved** the wharves and weirs application subject to the conditions of approval set forth below, all for the reading set forth in the finding and conclusions. Vote: 5-0 in favor.

Conditions of Approval:

No conditions. The application was approved as presented.

OTHER BUSINESS:**PRE-APPLICATION REVIEW**

Pre-Applicant: Erin Cooperrider, Boothbay Regional Development Corporation

Address: Butler Road, Boothbay ME 04537 (Tax map and lot R07/035)

Zone: Residential

Review of: Boothbay Regional Development Corporation would like to build a sub-division for affordable housing on the Butler Road.

Erin Cooperrider-Vice President and Treasurer, Stephen Malcom-President, Gregory Pomelo-Project Manager, Chris Taylor-Civil Engineer from Sebago Technics are present and are representing Boothbay Regional Development Corporation. The Boothbay Regional Development Corporation presented a development project of Affordable Housing for the workforce of the Boothbay Region on Butler Road in Boothbay, ME 04537. The project is in the first phase. The first phase consists of for sale condominiums at the price point of \$287,000. The amounts are based on sales price through the Maine State Housing Authority. The Boothbay Regional Development Corporation presented statistics for what affordable housing based on AMI. The Boothbay Regional Development Corporation presented a site map of the land approximately 31 acres on Butler Road with a concept plan with condominiums, apartment buildings, and single family houses that could potentially be built on this location. They have had the land surveyed and have addressed the wetlands and slopes on this property. As the Boothbay Zoning Ordinances state at this time this concept plan does not allow for their current concept plan. They are waiting to see if the zone ordinances change with LD2003. The first phase that they will be starting the application for development will consist of 24 condominiums. The Board advised that they would require a traffic study because of the concern of traffic currently on Country Club Road, Beath Road and Butler Road and how an increase of vehicles on these roads would affect this traffic area. There were comments and questions from Boothbay residents and the Planning Board members. The Boothbay Regional Development Corporation addressed and answered questions. The Boothbay Regional Development Corporation will proceed with an application for the first phase of the development project.

APPROVE MINUTES: No minutes to approve.

ADJOURN MEETING: At 7:00 PM Bowler made a motion to adjourn the meeting and Fales seconded the motion. Vote: 5-0 in favor.

Minutes respectfully submitted,
Melissa Balducci