

Planning Board

Kristina Ford, Chair
Bruce Bowler, Vice Chair
Holly Stover
Ken Hanson
Nancy Lowell-Cunningham
Estelle Appel
Svend Jorgensen



Town of Boothbay Planning Board Meeting
Tuesday, June 19, 2007

MINUTES

1. Call meeting to order

Chairman, Kristina Ford called the meeting to order at 6:00PM.

2. Roll call of members

Kristina Ford- Chairman, Holly Stover, Nancy Lowell-Cunningham, Estelle Appel, Svend Jorgensen, Ken Hanson, and Bruce Bowler were all present.

Before beginning the business of the evening, Chairman, Kristina Ford reviewed with all present, the Land Use Goals of the Town of Boothbay.

1. *Assure that the Small town, rural character of Boothbay is maintained;*
2. *Ensure that residential development is a positive addition to the community – that there is a range of housing opportunities, and that development does not overburden the town’s ability to provide services;*
3. *Encourage commercial and industrial enterprises that provide year-round employment opportunities for local people;*
4. *Preserve the quality of life and Boothbay’s environment; and Administer and enforce land use regulations consistent with the Department of Environmental Protection’s guidelines for Shoreland zoning ordinances.*

3. OLD BUSINESS:

- **Applicant: Ledges Trust, Laurence Latta, Trustee** (applicants request Deferred until August 2007)

Represented by Roger J. Katz
 Mailing address: PO Box 1051, Augusta, Maine
 Property location: 27 Old Wharf Road – Map R01, Lot 0132
 Zone: Special Residential, Shoreland Overlay Zone.
 Proposal is to submit evidence that there exists no location on the property which the boathouse can be relocated outside of the 75 foot water setback.

4. NEW BUSINESS:

COMPLETENESS REVIEW:

- **Applicant: Diane Traphagen**

NANCY

Represented by peter Cole
 Mailing Address: PO Box 411, Southport, ME 04576
 Property location: 15 Albion Point Road, Map R04-0066-02-C
 Zone: Special Residential, Shoreland Overlay Zone
 Proposal is to replace an existing 10’x20’ seasonal float with a 10’x40’ float; & replace a 3’x34’ seasonal runway with a 3’x40’ seasonal runway.

Ken Hanson recused himself as he is a neighbor. Svend Jorgensen was given voting rights for this application. There were questions about why the float and runway have to be bigger and why the boat needs to be docked vs. tied to the mooring as it currently is. Estelle Appel made a motion that any decision on this application be tabled until more information is received and Nancy Cunningham seconded the motion. Vote: 5-0 in favor. The board requested the following information:

*Map showing reparation lines drawn to scale
The owner to be asked if he would be comfortable with a shorter float
Pictures of the location*

➤ **Applicant: Edmund Taylor**

ESTELLE

Represented by Peter Cole
Mailing Address: 71 View Street, Fitchburg, MA 01420
Property location: 53 Lincoln Street, East Boothbay, ME 04544, Map U17-Lot 0035-B
Zone: GR/SZ
Proposal: to build a 3'x8' stairway, 4'x110' pier, a 3'x34' runway and a 10'x20' float

This application does not have a map showing reparation lines. This pier needs the amount of length to get the amount of water needed. Bruce Bowler made a motion to table any decision on this application until after the next Planning Board meeting when additional information can be provided. Nancy Cunningham seconded the motion. Vote: 5-0 in favor. The following information is requested:

*Map showing reparation lines
Pictures of location
The owner asked if the runway can be any shorter.*

➤ **Applicant: Mark Osborne**

SVEND

Mailing Address: 409 Wiscasset Road, Boothbay, ME 04537
Property location 409 Wiscasset Road, Boothbay, ME 04537, Map R05-Lot 0001-B
Zone: C-1
Proposal: Establish Service Business by adding self-storage units.

Mr. Osborne's proposal is not exact, he would like to ask for the most he can build and then most likely build less. He is not sure of the number of buildings, he may have fewer, but larger buildings. He is thinking about creating the project in three phases not all at one time. By Mr. Osborne's calculations he will be using less than the 30% allowed. Svend Jorgenson made a motion to table this application until more information is received and Nancy Cunningham seconded the motion. Vote: 5-0 in favor.

*Additional or new information being requested is:
New revised plan showing specific buildings, the number of buildings, the size of the buildings
And the 100' setback from Rt. 27. Calculations need to be redone to verify numbers with the new plan.*

➤ **Discussion of the relocation of an existing beauty parlor**

Heidi Russell would like to move her existing beauty parlor business located at 638 Wiscasset Road, Tax map R06, lot 3-3 to a new location of 921 Wiscasset Road, Tax map U19, lot 18. The proposed new location is a small building owned by Bo Brewer that has previously held several businesses, including a beauty parlor and a barber shop and is in the commercial zone. The Board does not see a problem with this and it does not need to come before the board.

APPLICATION REVIEW: NONE

PRE-APPLICATION REVIEW: NONE

DRAFT

OTHER BUSINESS:

- Review of alleged violations at the Bourassa property. 160 Shore Road, Map U01-Lot 0138.
*Bill Phinney was present to represent the owners. Joann Demers also spoke on the owners behalf. Code Enforcement Officer Marian Anderson presented the board with a survey map from Terry Leighton's office just delivered that afternoon that the town had requested. It is obvious from the map and Planning Board meeting minutes that the lot is overdeveloped. Chairman Kristina Ford pointed out that since the meeting minutes are clear, no patio and steps yet they are shown in the picture this is an enforcement issue and does not belong before the planning board Ken Hanson made a motion that the board would reject any proposed new plans until or unless the property is put back to what it was like before the revision. Kristina Ford seconded the motion. **Vote: 5-0 in favor.***

- 5. APPROVE MINUTES: *Approval of minutes of the April 24 and May 15 meetings was tabled until the next meeting which will be July 17th at 6:00PM.*

- 6. ADJOURN MEETING: *Bruce Bowler made a motion to adjourn the meeting at 7:30PM and, Estelle Appel seconded the motion. **Vote: 5-0 in favor.***

Minutes respectfully submitted
Sherry Tibbetts
Secretary