



Eastside Waterfront Park

Boothbay Harbor Waterfront Preservation

Site Plan Pre-Application Presentation
Planning Board | Boothbay Harbor | Maine
8 April 2020

MRLD Landscape Architecture

Applicant

Boothbay Harbor Waterfront Preservation
501(c)(3) a public charity
PO Box 55
Boothbay Harbor, Maine 04538

Agent

Mitchell Rasor
MRLD Landscape Architecture



Presentation Overview

Mitchell Rasor: MRLD Landscape Architecture

1. Existing Site Summary
2. Existing Site Conditions Overview
3. Proposed Park Overview
4. Project Progress
5. Questions and Comments

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1. Existing Site Summary

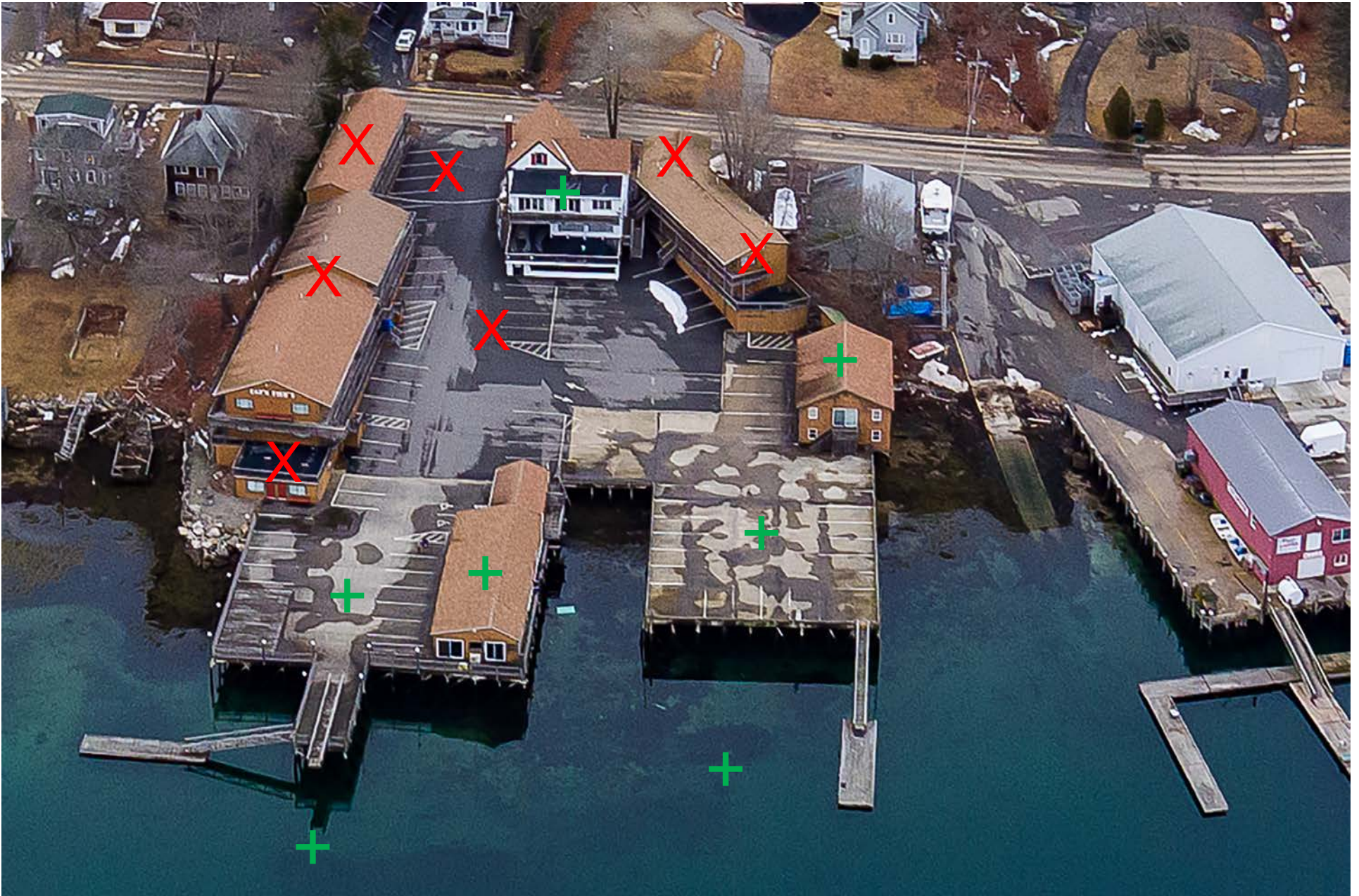
- 1. Address: 65 Atlantic Ave
- 2. Acreage: 0.84 Acres
- 3. Zoning: Limited Commercial / Maritime Shoreland
- 4. Impervious Coverage: 95% +/-

Purpose of Limited Commercial/Maritime District

The purpose of the Limited Commercial/Maritime District is to reserve a reasonable portion of the Boothbay Harbor waterfront for the protection of traditional water-dependent uses, such as bait suppliers, wholesale and retail lobster and fish markets, boat launching ramps, marine repair, marinas and similar marine activities; to allow development of new, compatible non-maritime uses, such as hotels, restaurants, and similar uses, and the creation of new opportunities for public waterfront access and conservation of existing public physical and visual access to coastal waters.

Source: BBH Ordinance

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Existing Uses Summary

1. Hotel
2. Mixed-Use Building (apartment, hotel, office)
- historic Hodgdon Home
3. Restaurant
4. Marina
5. Working Waterfront Uses (2003 Permit)

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3. Proposed Park Overview: Proposed

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Proposed Uses Summary

1. 3 Unit Multi-Family Home (in historic home)
2. General Store (in historic home)
3. Park
4. Marina (existing)
5. Working Waterfront Uses (existing)

Required Parking: 37 Spaces

Proposed Parking: 51 Spaces (includes 14 overflow)

Impervious Coverage: 55%+/- (40% increase in open space)

4. Project Progress

- DEP pre-application meeting for full NRPA Permit
- DEP compliance confirmation of 2003 NRPA Permit
- Asbestos remediation completed
- Resource Assessment for NRPA Permit
- Agreement with Town on proposed Atlantic Ave sidewalk
- Coordination with Town on boat ramp improvements
- Submitted Demolition Permit to Town
- TONIGHT: Planning Board pre-application meeting for Site Plan Review Permit

5. Questions and Comments

THANK YOU!