

Town of Edgecomb Appeals Board Public Hearing

Minutes

Monday, March 4, 2024 @ 6:00 pm

In Attendance: Stuart Smith, Heather Burt, Susan Amundsen, Alison Saylor (Zoom), Mike Saylor (Zoom), John Allen, George Chase, Jessica Mague

Call to Order @ 6:01 pm

The Board of Appeals is holding a Public Hearing on an application submitted by Alison and Michael Saylor, of Carlisle, MA, for property located at 121 Shore Road, Map R2, Lot 26.1. The application is an administrative appeal to a compliance order concerning an individual private campsite within the shoreland zone. Additionally the application is an administrative appeal to a compliance order concerning an accessory structure located within the shoreland zone, alternatively a request for a variance in road setback zoning.

Approval of minutes from 1/31/24 and 2/6/24 meetings. Approved 4/0.

Stuart Smith opened the floor to the public for questions. Discussion about what constitutes a campsite. George Chase clarified that the land at 121 Shore Road is not a lot of record, it cannot be considered a lot, it was not a legally created lot and its uses are thereby not grandfathered.

Campsite - Stuart Smith quoted the land use ordinance stating one campsite may be permitted given the land is at least 30,000 sq. ft. The Saylor's stated they would like to install a septic system for RV occupancy and boat dumping. John Allen asked George Chase if it would be possible to clear the violation on the campsite making it possible for the Saylor's to keep their RV on the land for less than 120 days at a time and for them to install a septic system. George Chase agreed that it would be possible.

Building - Discussion about whether the building is a temporary or permanent structure. Stuart Smith had contacted Maine Municipal Association and discussed this building and it was determined that the existing building is defined as a temporary structure. George Chase clarified that 121 Shore Road was not created before the 1989 land use ordinance and therefore the land is not a legal lot of record and the shed is not grandfathered.

Stuart Smith closed the Public Hearing at 6:48 pm.

John Allen motioned to approve the appeal for the campsite. Heather Burt seconded. Approved 4/0 to overrule the CEO's compliance order concerning an individual private campsite within the shoreland zone.

John Allen motioned to deny the appeal for the compliance order concerning an accessory structure located within the shoreland zone. Susan Amundsen seconded. Approved 4/0.

John Allen motioned to adjourn. Susan Amundsen seconded. Approved 4/0. Adjourn at 6:55 pm.