

Edgecomb Planning Board
Minutes, February 2, 2017

1. Call to Order

Chairman Jack French called the meeting to order at 6:30 p.m.

2. Roll Call

Members present were Gretchen Burleigh-Johnson, Jack French, Barry Hathorne, Pat Jeremiah, and David Nutt and alternates David Boucher and Barb Gibson.

3. Approval of Minutes of January 19, 2017

Barry Hathorne moved to approve the minutes as written. Vote 5-0-0.

4. Mike Benner, Twisted Iron – Site Plan Review for commercial change of use, Map U-1, Lot 13

Mike Benner presented his plans to move his business in Wiscasset to the corner of Dodge Road and Route 1. He plans a 16' x 24' extension for the entrance to the barn and will add another 30 feet to the end of the barn. The building will be roofed and sided and shrubbery will be added. If budget allows, he will bring the BBQ to Edgecomb. The house will be renovated in the future for his use or that of an employee.

The building will be used for repair of motorcycles, classic cars and regular collision work. The body shop at Brunswick Ford, which he owns, will be closed and brought to Edgecomb. Retail service will also be available. He has a used car and used motorcycle license and will be displaying cars and motorcycles on the property. In response to Gretchen Burleigh-Johnson's question about hazardous waste, Benner said he has only oil and paint which is put in barrels and taken away.

The building is 12,000 sq. ft. and there is a 23 x 80 garage. He will be holding events at the facility, such as hosting a ride-in for charity, typically in the afternoon. He was advised that a liquor permit could be obtained from the selectmen. Sign and building permit applications can be obtained from the Code Enforcement Officer. Barry Hathorne moved to find the application complete. Vote 5-0-0. Pat Jeremiah moved to approve the application. Vote 5-0-0. The planning fee is \$200; the building permit fee is \$376.80. The fees will be mailed to the Town Office.

5. John and Judith Faniola (Marty Creamer) – Shoreland application to increase height of house and add windows, 9 Modocowando Trail

Marty Creamer submitted drawings of the proposed changes to the Faniola house. Creamer said a wall will be rebuilt with new windows and a new roof will be installed on that portion. It was unclear whether the previously built accessory building would be included in the 30% increase limit and how much of the allowed 30% increase had been built since 1989. Further research will be done by the Planning Board and in order to consider the request, a complete application including plot plan will be required. Although Mr. Faniola had been informed of the application requirements, he will be contacted again.

6. Other Business

Gretchen Burleigh-Johnson suggested that the ORC consider whether tiny houses should be regulated in Edgecomb. The town had received a request in the past about parking tiny houses in Edgecomb; the Land Use Ordinance does not address that use.

7. Adjournment

Barry Hathorne moved to adjourn the meeting at 7:55 p.m.