

EDGECOMB PLANNING BOARD  
MINUTES, APRIL 20, 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 March 16, 2017

Barry Hathorne moved to approve the minutes of March 16, 2017. Vote 5-0-0.

4. Jan Jaynes (Michelle Phelps) – Shoreland application for expansion of cottage, 54 Merry Island Road, Map 6, Lot 28

Michelle Phelps submitted a survey showing the exposed ledge as requested by the board at the last meeting. The DEP will approve the application after town approval has been granted. The surveyor has confirmed that the existing and proposed building will be out of the flood plain. In response to the standards in the ordinance, Phelps submitted the following:

1. Will maintain safe and healthful conditions: Portable toilet, dumpster, regular site cleanup will be maintained.
2. Will not result in water pollution, erosion or sedimentation to surface waters: A silt fence protection is a requirement for the G. C to be selected for the project.
3. Will adequately provide for the disposal of all wastewater.
4. Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat.
5. Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters: Tree removal called out on the drawings within the 25' x 50' area will be cut down to the stump and the stump left at grade to maintain shore cover and leave roots in the ground.
6. Will protect archeological and historic resources as designated in the comprehensive plan.
7. Will avoid problems associated with floodplain development and use: The existing and proposed replacement structure are above the flood plain as determined by the survey data – see attachment.
8. Is in conformance with the provisions of Section 1.13 Land Use Standards

David Nutt moved to find the application complete. Vote 5-0-0. David Nutt moved to accept the eight points as written. Vote 5-0-0. Barry Hathorne moved to approve the application. Vote 5-0-0.

5. Other Business

The board discussed the upcoming vote on the town's marijuana moratorium and whether that would put Edgecomb at a disadvantage vis-a-vis the state moratorium expiration date. Barry Hathorne moved to advise the Board of Selectmen to take the moratorium off the ballot. Vote 5-0-0.

There was a brief discussion of the floating structures moratorium. There has been no word from the attorney on the state's position.

The board also discussed the discrepancy in the Land Use Ordinance between Home Occupation being allowed in the Marine District and the use being prohibited. This will have to be addressed by the Ordinance Review Committee.

#### 6. Adjournment

David Nutt moved to adjourn the meeting at 7:30 p.m. Vote 5-0-0.