

EDGECOMB PLANNING BOARD
MINUTES, MAY 18, 2017

1. Call to Order

Chairman Jack French called the meeting to order at 6:45 p.m.

2. Roll Call

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

3. Approval of April 20, 2017 minutes

Pat Jeremiah moved to approve the April 20, 2017 minutes. Vote 5-0-0.

4. Discussion of possible uses of applicant's Route 27 property

Although there was no formal application before the board, Jack French said that the board would discuss allowed uses for Tim Stephenson's Route 27 property. Unfortunately, the tape for the December 18, 2016 did not record; however, the minutes show that no action was taken by the board at that meeting and the applicant was advised to hire an attorney. French said the applicant had received permits on October 8, 2013 for three buildings; however, because of legal problems with the selectmen, the buildings had not been built.

The property is located in two districts, Route 27 and Rural, neither of which allows junkyards, although the applicant had applied for a junkyard permit in the past. The applicant said he currently would like to park his registered trailers on the property as well as his wood-splitter, which is tractor-trailer mounted (30 tons) and is registered for two years. He would also like permission for a sawmill, which is allowed in the district; however, the applicant is limited to residential use on the property because of the lack of sight line on Route 27. The wood-splitter would be for personal use. Although Jack French said an application could be submitted for a sawmill and wood-splitter on the property, the applicant said in the past, the court had ordered that everything had to be removed from the property including the wood-splitter, although the Code Enforcement Officer had disagreed.

Stephenson said he would like to use the section of his property that is in the Rural area for his trailers. He also would like to build an underground storage building for boats 150 x 500 x 30 deep, although that would exceed the maximum size building allowed. The boat storage would be for his boats; however, in the future if he obtains approval for access from the DOT, he would like to store boats commercially. The applicant said that the DOT would allow only a right hand turn into the property for commercial use.

Jack French said that proper permits must be obtained for any use of the property. He advised the applicant that the Planning Board would require eight copies of 1) a survey of the property by a surveyor or lawyer, 2) an entrance permit from the DOT and 3) a completed application. French said the board would have to determine if the uses could be considered non-commercial without a residence on the property. MMA will be consulted. After submission of a complete application, a site walk and public hearing will be scheduled.

5. Other Business – none

6. Adjournment

Pat Jeremiah moved to adjourn at 7:43 p.m. Vote 5-0-0.