

EDGECOMB PLANNING BOARD  
MINUTES, JULY 20, 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, Barry Hathorne, Pat Jeremiah and alternates David Boucher and Barb Gibson. David Nutt was absent and Barb Gibson was appointed to act in his place.

3. Approval of July 13, 2017 minutes

Approval was postponed until the next meeting.

4. Seth and Crystal Lewis – Question regarding operation of farm stand

The Lewises live in an apartment on Mrs. Lewis's parents' 30-acre farm on Cross Point Road, on which they raise pigs. They asked if they need an application to sell farm products at a farm stand on the property. They plan an 18' x 24' farm stand. A building permit will be necessary, and if the Lewises sell anything other than farm produce or products they make, an application for site plan review for change of use will be necessary.

5. Brendan and Judy Sullivan – Application for building permit in Shoreland, Shore Road, Map U009, Lot 2

The Sullivans submitted an application for a 52' x 30' house, a 12' x 16' breezeway and a 30' x 40' shed attached and a 12' x 24' deck on property under contract. The application was made under the non-conforming lot provision of the Shoreland Ordinance, as the lot is only 43,560 sq. ft. Lot coverage is 13%. The house will be set back 75 feet from the water. There was discussion regarding the requirement of a scaled drawing, whether it was necessary to supply a drawing by a professional surveyor. The scaled drawing submitted was accepted. The applicant has responded as follows that the proposed use:

1. Will maintain safe and healthful conditions - yes;
2. Will not result in water pollution, erosion or sedimentation to surface waters - no;
3. Will adequately provide for the disposal of all wastewater - yes;
4. Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat - no;
5. Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters - yes;
6. Will protect archaeological and historic resources as designated in the comprehensive plan - yes;
7. Will avoid problems associated with flood plain development and use - yes; and
8. Is in conformance with the provisions of Section 1.10, Land Use Standards – yes.

Barry Hathorne moved to find the application complete. Vote 5-0-0. Barb Gibson moved to approve the permit. Vote 5-0-0. The Building Permit fee of \$543.60 and the Shoreland fee of \$100 were paid.

#### 6. Board comments on draft Floating Structure Ordinance

It was decided that floating structures would be allowed only on the Sheepscot or Damariscotta rivers, not on any fresh waterbodies. Rather than allowing a percentage use of marinas, the limit of one floating structure per marina was decided. A resolution to the town vs. State Shoreland Ordinance regarding structures on the end of a pier will be necessary. The last paragraph of the Administration section will be changed to read, "If the Plumbing Inspector, Code Enforcement Officer, Harbormaster, or Public Health Officer determines that...". Changes to the Land Use Ordinance will be necessary to include regulations for marinas to limit one floating structure per marina, and requirement that marinas supply water, sewer, electricity, parking spaces, etc. to floating structures. The Coastal Waters ordinance will also need to be amended to include definition of floating structure vs. houseboat.

The two definitions of floating structure were discussed. Several suggestions were made but no motion was made.

#### 7. Other Board Business

The definition of a scaled site plan will be changed to require a plan by a professional, licensed surveyor, engineer, etc.

CEO Stan Waltz said there are plans for a medical marijuana establishment on Davis Island.

#### 8. Adjournment

Barry Hathorne moved to adjourn the meeting at 8:15 p.m. Vote 5-0-0.