

Edgecomb Planning Board
Minutes, August 3, 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 July 13 and July 20, 2017

Pat Jeremiah moved to approve the minutes of July 13 and 20, 2017. Vote 5-0-0.

4. Ken Boudin (Lucinda Tilas, Chesterfield Associates) – Shoreland Permit for replacing riprap with wall, 333 Shore Road, Map R-2, Lot 44

Lucinda Tilas presented an application for an erosion stabilization wall and readjustment of an existing wall on the property owned by Ken Boudin at 333 Shore Road. Erosion has occurred between the existing wall and the rip rap. The DEP application for this work is in its final stage for permit; the Army Corps of Engineers is not involved in the project. Barry Hathorne moved to find the application complete. Vote 5-0-0.

In response to required statements in the Shoreland ordinance, Tilas said that the project

1. Will maintain safe and healthful conditions; 2. Will not result in water pollution, erosion or sedimentation to surface waters, work will be done at low tide; 3. Will adequately provide for the disposal of all wastewater, NA; 4. Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat, none in area; 5. Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters, yes, no impact; 6. Will protect archaeological and historic resources as designated in the comprehensive plan, yes, none; 7. Will avoid problems associated with flood plain development and use, yes; and 8. Is in conformance with the provisions of Article III, Section 1.10, Land Use Standards, yes.

Barry Hathorne moved to approve the application. The \$100 fee was paid.

5. Anthony L. Cassella, Downeast Medicinals, LLC (David A. Boucher) – Application for Change of Use from martial arts studio to medical marijuana care-giving center, Davis Island, Route 1, Map U5, Lot 6

Boucher said he and Cassella plan to operate a medical marijuana storefront along with a patient learning center. They plan to work with medical practitioners and patients and host seminars educating people about medical marijuana. Boucher added Down East Medicinals has no intention of selling recreational marijuana when it becomes legal in February 2018. The application was incomplete and will be resubmitted at the next Planning Board meeting. The applicant's right, title, or interest and a letter of authorization from the majority owner of the LLC will be required.

6. Down East Gallery, Brad and Danielle Betts – Site Plan Review for change of use from Home Occupation to Commercial, 146 Boothbay Road, Map R001, Lot 15

The Betts submitted an application including evidence of right, title or interest; the buildings, parking and site plan are existing. The property was previously approved as a home occupation. Barry Hathorne moved to find the site plan review application complete. Vote 5-0-0. Barry Hathorne moved to approve the application. Vote 5-0-0.

7. Other Business

Town Clerk Claudia Coffman distributed W-4 forms for members to complete and return with proof of identity.

8. Adjournment

Barry Hathorne moved to adjourn at 8:10 p.m. Vote 5-0-0.