

EDGECOMB PLANNING BOARD  
MINUTES, FEBRUARY 15, 2018

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 Alternates David Boucher and Barb Gibson. David Nutt was absent.

3. Approval of Minutes of January 18, 2018

Pat Jeremiah moved to approve the minutes of January 18, 2018. Vote 5-0-0.

4. Ronna Lugosch (Karl Olson) – Change from previous approvals, Route 1, Davis Island, Map U-5, Lot 2.1

On July 16, 2015 the board approved a residential lot behind the Peapod business. Lugosch would like to investigate splitting the property into two lots with road frontage. This change was discussed at the August 20, 2015 meeting of the Edgcomb Planning Board. (From the August 20, 2015 minutes: “Jack French reported that according to MMA, when the planning board approved the building, which is now Peapod Jewelry, it must have assumed that the old building was grandfathered for a 200-foot frontage or else the board could not have granted a 200-foot frontage for the new building. When the property is divided, the former farm store property line will be 200 feet from the western boundary of the Peapod property. The Peapod property will have frontage of 200 feet; the frontage of the farm store property will be 176 feet”). A new soils test will be necessary if the change is made. David Boucher disagreed with the MMA’s opinion that the lot could be split with less than a 200-foot frontage; however, the board approved the concept pending a final application.

5. Jack Faniola – Extension of Building Permit, 9 Modockowando Trail

Jack French said the application was submitted in January 2017 and approved in early March. Barry Hathorne moved to approve the extension of the building permit. Vote 5-0-0.

6. Tim Stephenson – Discussion on use of land on Route 27

Stephenson was not present.

7. Approval of changes to Shoreland and Land Use Ordinance submitted by the ORC

Barry Hathorne moved to approve the changes. Vote 5-0-0.

## 8. Other Business

Request for project review to the Town of Edgecomb from the DEP, January 29, 2018 – A residential pier system in the Town of Edgecomb. The property is located at 225 Merry Island Road and the request is for a 50' x 6' pier, 40' x 3' runway, and 10' x 20' seasonal float. Jack French will contact Lauren Stockwell for further information on this request.

## 9. Adjournment

Pat Jeremiah moved to adjourn the meeting. Vote 5-0-0.