

EDGECOMB PLANNING BOARD  
MINUTES, MAY 24, 2018

1. Call to Order

Barry Hathorne called the meeting to order at 6:30 p.m

2. Election of Chairman and Vice Chairman

David Boucher nominated Barry Hathorne as chairman. Vote 3-0-1 (Hathorne abstained).  
Barry Hathorne nominated Pat Jeremiah as vice chairman. Vote 4-0-0.

3. Roll Call

Members present were Gretchen Burleigh Johnson, new member Rebecca Graham, Barry Hathorne, David Nutt and alternate David Boucher. Pat Jeremiah and alternate Barb Gibson were absent.

4. Approval of Minutes of May 3, 2018

David Boucher moved to approve the minutes as amended. Vote 4-0-1) (Graham abstained).

5. Cindy and Brian Cookson Karl Olson) – Site Plan Review application for Change of Use from general store to pub with liquor license, 623 Boothbay Road, Map U-16, Lot 17

An amended application was presented together with plans for the parking lot. The lot will not be paved except for 10-20 feet leading from the road. There will be two entrances and one exit. Parking spaces were shown on the plan for both the cabins and the pub. Planning Board approval is needed before a liquor license is issued by the State. Approval of the DOT is also needed. David Boucher moved to find the application complete. Vote 4-0-1. (Graham abstained) With respect to the septic system, Brian Cookson said there was one large system for the cottages and a separate system for the store. Barry Hathorne moved to approve the application with the condition that the project meets the state standards for the septic system. Vote 5-0-0. The \$200 fee was paid.

6. Steve Berger (Knickerbocker Group) – Site Plan Review for Family Spa, 880 Cross Point Road, Lot 1, Map U-014 and S-004

David Nutt and Barry Hathorne had made a site visit before the meeting. Steve Berger reported that blasting had been completed for the construction of a family spa. The facility will include exercise rooms sauna, hot tub, showers, kitchen and dining room. A barn on the property will be reconstructed as a workshop. The spa will not be commercial; it is only for family use. Septic will be that used for the barn which is a 5-bedroom system with a 1000-gallon tank. There is also a well for each building. David Boucher moved to find the application complete. Vote 4-0-1 (Graham abstained.) David Nutt moved to approve the application. Vote 4-0-1 (Graham abstained.) The \$480 fee was not paid.

7. Steve Doyon and Paula Valenza (Julien Jalbert, Bill Joyce, Knickerbocker Group) – Site Plan Review for landscaping in Shoreland, 669 Cross Point Road, Map U-13, Lot 6

Jalbert submitted a proposed exterior landscape design which includes a portion of the project that falls within the 75-foot shoreland zone setback. The applicants propose a boulder wall to stabilize an existing eroded slope around the foundation of a legally-existing non-conforming house built within the 75-foot setback. The board will require a Permit by Rule from the DEP before approval.

Also planned outside the 75-foot shoreland zone is a family entertainment center which includes a flagstone patio, wood-fired barbecue, granite counters and island, steps to pool, and minimal electrical service. A full application will be submitted at the June 7 Planning Board meeting.

#### 8. Other Business

Future work and future chair of the Ordinance Review Committee was briefly discussed. Tentative agenda items include discussions possibly regulating tiny houses and marijuana.

#### 9. Adjournment

David Nutt moved to adjourn the meeting at 8:06 p.m. Vote 5-0-0.