

EDGECOMB PLANNING BOARD
MINUTES, JULY 19, 2018

1. Call to Order

In the chairman's absence, Vice chair Pat Jeremiah called the meeting to order at 6:30 p.m.

2. Roll Call

Members present were Gretchen Burleigh-Johnson, Rebecca Graham, Pat Jeremiah, and David Nutt and alternates David Boucher and Barb Gibson. Barb Gibson was appointed alternate for Barry Hathorne.

3. Approval of minutes of June 7, 2018

David Nutt moved to approve the minutes of June 7, 2018. Vote 5-0-0.

4. John and Abby Dunlop (Mike White) – Site Plan Review for residence in shoreland, Shore Road, Map U-9, Lot 1

Mike White presented a building permit application for John and Abby Dunlop for a three-bedroom house on Shore Road. White asked for a variance for the lot size which is 1.68 acres as he said the lot was grandfathered. He did not know when the lot was created. He commented on the time and effort that had gone into planning for the residence and his backhoe operator was waiting to start excavation. White was advised that the Planning Board does not grant variances; it would be necessary for the board to deny the application before submission to the Board of Appeals for a variance. White asked if the board could table the application for two weeks, giving him an opportunity to provide more information. The application will be on the August 2, 2018 agenda.

5. Ring Point LLC (Tor Glendinning, 44 Degrees North) - Site Plan Review for building permit for residence in Shoreland, Ring Point, Map R-7, Lot 54

Glendinning presented plans for a three-bedroom, two-car garage, residence in shoreland. The 1 1/2-storey house will be 3,200 sq. ft. with an 800-sq.ft loft. Two additional buildings are on the property, a barn for equipment for the oyster farm and an oyster house for processing, both with plumbing. There was a question if existing septic is adequate for the 3-bedroom house and both barns. The property is in the Limited Residential District in the Marine District. The application, with further information on the septic system capacity, will be on the next agenda, August 2, 2018.

6. Alesia Norling, The Coastal Dog – Site Plan Review for addition to kennel and pond construction, Map R-1, Lot 59.1

Alesia Norling explained her plans to add a small building close to the existing building where she offers day care and boarding for dogs. The new building will be used for overnight dog care; it will have no bathrooms. She said she had approval for the pond which had been installed. The pond is 25' x 30' and has an aeration system. She said she or her employees stay overnight with the dogs; she does not live there full time, although she may do so in the future. The application is for a commercial use, not home occupation as was previously approved. She was advised that she would need a completely new

application and was given a copy with list of requirements. The application will be on the August 2, 2018 agenda.

7. Other Business

CEO Ken Vinal said he had not had a chance to visit the Glidden Oyster Company in order to give the board an update. David Nutt said the board would require a grand plan for the property.

In response to questions, CEO Ken Vinal said because Edgecomb does not have a building code, there were no requirements for a building permit except for a plumbing permit.

David Nutt moved to appoint Rebecca Graham and Barry Hathorne to the Ordinance Review Committee. Vote 5-0-0.

8. Adjournment

Rebecca Graham moved to adjourn at 6:25 p.m. Vote 5-0-0.