

EDGECOMB PLANNING BOARD  
MINUTES, FEBRUARY 7, 2019

1. Call to Order

The meeting was called to order by Chairman Barry Hathorne at 6:30 p.m.

2. Roll Call

Members present were Gretchen Burleigh-Johnson, Rebecca Graham, Barry Hathorne, Pat Jeremiah, and David Nutt and alternate Barb Gibson. Alternate Jack French was absent.

3. Approval of Minutes of December 20, 2018

Rebecca Graham moved to accept the minutes of December 20, 2018. Vote 5-0-0.

4. Robin Kerber – Preliminary meeting for Site Plan Review, Folk Craft School, 245 River Road, Map R5, Lot 32

Ms. Kerber described her plans for the Salt Marsh School building, which she hopes to buy and use as an educational center where classes for school groups on traditional folk, craft, cooking and homesteading skills would be taught during the school year and intensive courses for adults on weekends and in the summer. Improvements to be made include a commercial kitchen replacing the residential kitchen; replacement of the heating system; replacement of single pane windows with double pane windows; and new septic when addition of living quarters (two bedrooms and bath) is built after business begins and takes over schoolhouse part of the building. She will occupy the schoolhouse until that time.

Barry Hathorne questioned the size of the lot and emphasized the need for a survey. The applicant was advised that she would need a deed, a copy of the survey, a conditional purchase and sale agreement, proof of adequate septic and other requirements listed in the ordinance.

5. Water's Edge Development, LLC – Change of Use application for market and hospitality center, 25A U. S. Route 1, Map U-5, Lot 6

Gayle Hunt, General Manager, described the plans for the strip mall on Route 1 adjacent to the Sheepscot Village and Resort. The existing space will be divided into two tenant spaces: a café and a visitor center. The café will have a liquor license for beer and wine and be open from 7 a.m. to 7 p.m. No exterior changes are planned. One bathroom in the café will be eliminated. There are currently 27 parking spaces. The café will be open for the summer season.

Pat Jeremiah moved to find the application complete. Vote 5-0-0. Rebecca Graham moved to approve the application. Vote 5-0-0. The \$200 fee was paid.

Patricia Royall, Executive Director of the Boothbay Region Chamber of Commerce, was introduced. She said the Midcoast Gateway Information Center will be renting space in the building.

6. Other Business – none

7. Adjournment

David Nutt moved to adjourn the meeting at 7:15 p.m. Vote 5-0-0.