

EDGECOMB PLANNING BOARD  
MINUTES, MARCH 21, 2019

1. Call to Order

Barry Hathorne called the meeting to order at 6:35 p.m.

2. Roll Call

Members present were Gretchen Burleigh-Johnson, Rebecca Graham, Barry Hathorne and alternate Barb Gibson.

3. Approval of Minutes of March 7, 2019

Gretchen Burleigh-Johnson moved to approve the minutes. Vote 3-0-1 (Graham abstained)

4. Adam Spurgat and Tracy Waterhouse (LeBlanc Associates) – Application for building permit in shoreland for pier, ramp and float. Cross Point Road, Map U-2, Lot 6

Joe LeBlanc, representing Adam Spurgat and Tracy Waterhouse, submitted an application for a building permit in shoreland for 6' x 30' pier, 3' x 36' aluminum ramp, 12' x 28' float, and a 10' x 40' timber frame haul-out. The Department of Environmental Protection and Army Corps of Engineers approvals have been filed but not yet approved. LeBlanc submitted photos and drawings of the site and planned structures. The planned dock is 370 feet from the nearest dock. Rebecca Graham moved to find the application complete. Le Blanc responded to the questions in the Shoreland Ordinance as follows: The proposed use: 1. Will maintain safe and healthful conditions - yes; 2. Will not result in water pollution, erosion or sedimentation to surface waters – yes, passive activity; 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 - no; 5. Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters- yes; 6. Will protect archaeological and historic resources as designated in the comprehensive plan – Yes, approval from the Historic Preservation Commission; 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. Rebecca Graham moved to grant conditional approval pending the Army Corps and DEP signoffs. Vote 4-0-0. A check for \$150 was received.

5. Shane Kibbee and Taylor Newton – Building Permit for 30' x 50' garage with living space above to be used until primary residence is complete, High Head

A 30 x 60 garage with living space on the second floor is planned. The site is over 250 feet from the water, so does not need Planning Board approval. Application was placed in the CEO box.

6. Roger Daly - Update on building permit in Shoreland, 107 Shore Road, Map U009, Lot 2

The Dalys will be closing on 107 Shore Road on March 25. Barry Hathorne has measured the site and found that the setback is 80' from the water and the septic, well and leach field are in accordance with the ordinance. The Dalys will apply for a building permit after the sale and when the architectural drawings are complete.

7. Rick Bisson – Preliminary Discussion of possible uses for lot on Route 1, Map U1, Lot 13

Mr. Bisson represents Mike Benner, owner of Twisted Iron. He said Mr. Benner is interested in selling some of the back land and retaining the land on the corner of Dodge Road and Route 1. There are approximately 70 acres on the property, and he is interested in selling 50 acres. In response to Mr. Bisson's question, the board indicated that most commercial and all residential uses would be allowed with approval of the Planning Board or CEO. It was unclear how the property would be accessed, as the property is on the corner of Dodge Road and Route 1; however, most of the property does not abut Route 1 or Old Route 1.

8. Other Business – none

9. Adjournment

Gretchen Burleigh-Johnson moved to adjourn the meeting at 7:40 p.m. Vote 5-0-0.