

EDGECOMB PLANNING BOARD
MINUTES, JUNE 20, 2019

1. Call to Order

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

2. Roll Call

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

3. Approval of Minutes

Pat Jeremiah moved to accept the minutes as presented. Vote 5-0-0.

4. Roger and Sandra Daly – Site Plan review for house and garage in shoreland, 107 Shore Road, Map U9, Lot 2

The Dalys presented plan for a house and garage on a 1-1/4-acre lot in the Limited Residential District. The planned house measurements are 30' x 48' and the garage, 17' x 24'. The house and garage are 15 feet from the property line and 50 feet from Shore Road. The applicant has responded as follows that the proposed use:

1. Will maintain safe and healthful conditions- One new home in this area will not significantly change or endanger the existing. The vacant lots in this area are still being developed. Applicant's building will employ all the usual and customary erosion and sedimentation protocols as outlined by the Maine DEP;
2. Will not result in water pollution, erosion or sedimentation to surface waters- Applicant's builder will employ all the usual and customary erosion and sedimentation protocols as outlined by the Maine DEP;
3. Will adequately provide for the disposal of all wastewater- The septic field has been designed by a Maine licensed site evaluator;
4. Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat- One new home in this area will not significantly change or endanger the existing. The vacant lots in this area are still being developed. Applicant's building will employ all the usual and customary erosion and sedimentation protocols as outlined by the Maine DEP;
5. Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters- No development will be taking place within the 75' setback from the high-water mark of the Sheepscot River. This setback was enacted in order to accomplish the objectives of #4 and #5;
6. Will protect archaeological and historic resources as designated in the comprehensive plan- No such resources are known to exist on this property;
7. Will avoid problems associated with flood plain development and use- The building envelope for this property is not located within the 100-year FEMA flood zone. See the attached firmette prepared from FEMA's web site; and
8. Is in conformance with the provisions of Section 1.10, Land Use Standards- The development of this property into a single-family residence will be in conformance with this section. Note that the minimum lot size is 2 acres. This lot was created before the Town adopted the 2-acre minimum lot size

David Nutt moved to find the application complete. Vote 5-0-0. Gretchen Burleigh-Johnson moved to approve the application. Vote 5-0-0. The \$100 shoreland fee was paid. The Dalys will bring a mylar to the next meeting for board signatures.

5. Other Business

After discussion, David Nutt moved to approve an hourly rate of \$20.00 for the secretary position. Vote 5-0-0.

6. Adjourn

Pat Jeremiah moved to adjourn the meeting at 7:05 p.m. Vote 5-0-0.