

EDGECOMB PLANNING BOARD
MINUTES, SEPTEMBER 19, 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, Rebecca Graham, Barry Hathorne, Pat Jeremiah and alternates Jack French and Barb Gibson. David Nutt was absent.

3. Approval of Minutes

Rebecca Graham moved to approve the minutes of August 1, 2019. Vote 5-0-0.

4. Bruce Hartford, Building permit in shoreland for building replacement and construction of porch, 95 Nichols Road Map R3, Lot 17

CEO Ken Vinal had approved a building permit for the house on Nichols Road but had later informed the applicant that Planning Board approval would be necessary. The foundation was constructed on the site of the previous building before the applicant was advised that Planning Board approval was necessary for all new construction in Shoreland. Drawings of the house were submitted. The property is in shoreland and the building meets the required setback. The house is located 105 feet from the water. The septic was approved for eight bedrooms, although only four bedrooms are planned. A search of the files was made for a scaled site plan, but none was found. Barry Hathorne said that because the building met the setbacks and the building permit had been issued, the board could approve the application. Rebecca Graham said that a scaled site plan would be necessary for Planning Board approval. Evidence of right, title and interest and plumbing permit were also mentioned as necessary for the board's approval. Barry Hathorne moved to approve the application, that it meets everything that was asked for and he was not convinced that Ken Vinal couldn't have given the permit. Vote 3-1-1 (Graham opposed, and Burleigh-Johnson abstained). The \$100 Shoreland fee was not paid. Hartford was informed that a shoreland application would be necessary for the porch replacement.

5. Steve Stinson – Preliminary discussion of take-out restaurant at 48 U. S. Route 1 (next to Peapod Jewelry)

Steve Stinson said he was interested in purchasing property on Route 1 and asked the board if there would be any board objections to a restaurant on Route 1 next to the Peapod Jewelry store. He said the ordinance required 200 feet of frontage, and the property had less than 200 feet. The board had discussed this at an earlier meeting and found on information from Maine Municipal Association that the property could be built on as a separate lot. Stinson said he planned an eat-in, take-out restaurant operating from Memorial Day to Columbus Day. He estimated 100 indoor and outdoor seats, which under the ordinance would require 50 parking spaces. The building tentatively would be 60' x 60' with an 80' x 30' deck. He realized that he would need water and sewer approval. The building on the site now would be demolished. The board advised Stinson that a building was possible and that it thought Edgcomb was open to a restaurant. The only problem was parking and Stinson asked if there could be any way to reduce the number of spaces needed. He intends to remove some trees and is familiar with the State statutes. He will advise the board when and if he will have an application.

6. Other Business

Amanda Barnes said she is considering buying a three-acre lot on Cochran Road with house and in-law apartment to rent out. However, she will need five acres for her planned activities. She intends to have luxury tent sites for seasonal rentals. Everything on the site will be connected to nature. She plans special events, fundraising, art options, tent for display of arts. Communal tents are also possible and yoga, meditation, and outdoor cooking classes would be offered. In addition, she would offer horseshoes, cornholes and other outdoor activities. Outdoor showers and outhouses are planned. She was informed that a site plan review application would be necessary and was advised that a surveyor would be needed for the scaled site plan.

Gretchen Burleigh-Johnson said she thought the board had set a precedent in allowing the Murray's dock in a small inappropriate situation where two other docks were already in place. She said the lot was made more non-conforming and then a dock on that lot was approved. She asked if the board wanted to allow situations where three docks were situated within a short distance of each other. She reported that Corning Townsend, Harbormaster, was upset that he had not been informed of the application. Jack French mentioned that State, Federal, Army Corps, and Coast Guard were involved in these sorts of regulations. The matter was referred to the Ordinance Review Committee.

7. Adjournment

Barb Gibson moved to adjourn the meeting at 8:10 p.m. Vote 5-0-0.