

EDGECOMB PLANNING BOARD  
MINUTES, FEBRUARY 20, 2020

1. Call to Order

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

2. Roll Call

Present were Gretchen Burleigh-Johnson, Rebecca Graham, Barry Hathorne, David Nutt and Alternates Jack French and Cory Mullins. Pat Jeremiah was absent.

3. Approval of Minutes

Rebecca Graham moved to approve the minutes of December 5, 2019 as written. Vote 5-0-0.

4. Gayle Hunt, Scott Larson – Sheepscot Harbor and Resort, Change of use of Unit 300 from spa to guest room, 302 Eddy Road, Map U-5, Lot 7

Scott Larson described the changes to the existing inn building which is outside the 75-foot shoreland boundary. The application is for a change in use from spa and reception area to a residential unit. There will be no exterior change to the building. The change has been approved by the homeowners' association. The area is not presently being taxed because it is an amenity; however, it will be taxed as a residential unit. Jack French moved to find the application complete. Vote 5-0-0. Jack French moved to approve the changes. Vote 5-0-0. The \$100 fee was paid.

5. Michelle and Daniel Phelps, Phelps Architects – Preliminary discussion on Cross Point Road project

Michelle Phelps, representing William and Sarah Clifford, described the plans for improvements on the property at 563 Cross Point Road. A small portion of the current patio is within the 75-foot setback and is grandfathered. An enclosed room is proposed for the current location of a patio. The new construction will be a reduction in the area within the 75-foot setback. The plans also call for a pergola, a small corner of which is in the 75-foot setback and requires no structure at the ground level. The non-conformity changes proposed will not increase non-conformity. The net square footage is reduced 108 square feet, the net square footage added is 93 square feet, the gross square footage reduced is 15 sq. ft. The board discussed the appropriate ordinance section, 1.10.1 and found no objection to the plans inasmuch as the patio was grandfathered and the improvements reduce the square footage. An application will be presented at a future meeting.

6. Other Business

Barry Hathorne reported that the selectmen had appointed Cory Mullins as alternate to the Planning Board.

Information on the Shoreland regulations was distributed.

7. Adjournment

David Nutt moved to adjourn the meeting at 7:30 p.m. Vote 5-0-0.