

EDGECOMB PLANNING BOARD
MINUTES, MARCH 18, 2021
Via Zoom

1. Call to Order

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

2. Roll Call

The following members were present: Gretchen Burleigh-Johnson, Jack French, Rebecca Graham, Barry Hathorne, and Cory Mullins and alternate John Dunlap.

3. Approval of Minutes of March 4, 2021

Rebecca Graham moved to approve the minutes. Vote 5-0-0.

4. Scott Libby, Royal River Heat Pumps – Application for change of use from carpet showroom to heat pump showroom, 289 U. S. Rt. 1, Map U-3, Lot 6

Barry Hathorne said the application was for a change of use from retail use to another retail use. Gretchen Burleigh-Johnson moved to find the application complete. Vote 5-0-0. Rebecca Graham moved to approve the application. Vote 5-0-0. The fee is \$20 per 1000 sq. ft., or fraction thereof, of occupied ground with a minimum of \$200. Scott Libby said he would calculate the square footage and advise. Rebecca Graham moved to rescind the previous vote. Vote 5-0-0. Rebecca Graham moved to find the application complete upon the submission of the documents to allow the fee to be calculated. Vote 5-0-0.

5. Corning Townsend – Application for addition of deck in shoreland, 86 Fort Road, Map U-6, Lot 13

Corning Townsend said he plans to add a 78 sq. ft. deck from the first floor over an existing 53 sq. ft. deck on the ground or lower level on his guest house in shoreland. The proposed deck is less non-conforming than the original deck and is no closer to the water than the original deck. The deck is 35 feet from the river at high tide. In response to Rebecca Graham's question, Townsend said he could remove the lower deck which is no longer used. He said no changes had been made in the 18 years he has owned the house. Rebecca Graham moved to find the application complete with the inclusion of indicating Resource Protection district on the application. Vote 5-0-0. Rebecca Graham moved to approve the application with the condition that the lower deck be removed. Vote 5-0-0. The application fee is \$100. The Code Enforcement Officer's fee is \$50.00. Townsend will arrange for the payment of the fees.

6. Ernest Stockwell – Application for shed and garage in shoreland, Cross Point Road, Map U-14, Lot 20

Ernest Stockwell, a new Edgcomb resident, proposes to build a 10 x 12-foot garden shed behind the garage on Lot 19 and to revegetate part of the driveway to reduce the amount of occupied land, compensating for the construction of the shed. Barry Hathorne said the removal of limbs included in the project would not need Planning Board approval. Gretchen Burleigh-Johnson

moved to find the application complete. Vote 4-0-1 (Dunlap abstained). Gretchen Burleigh-Johnson moved to approve the application. Vote 4-0-1 (Dunlap abstained). The shoreland zoning fee is \$100.

The second application was for the construction of a 28' x 30' studio/garage/storeroom on Lot 20. There are no other buildings on the lot. There is no plumbing in the building, and it meets the setbacks. Lot coverage is 17%. Gretchen Burleigh-Johnson moved to find the application complete. Vote 4-0-1 (Dunlap abstained). Gretchen Burleigh-Johnson moved to approve the application. Vote 4-0-1 (Dunlap abstained).

7. Other Business

Scott Libby rejoined the meeting. The square footage of his building and parking is 15,384 and rounding up to 16,000 sq. ft. which would require a fee of \$320.

8. Adjournment

Rebecca Graham moved to adjourn the meeting. Vote 5-0-0.