

EDGECOMB PLANNING BOARD  
MINUTES, JUNE 2, 2022

1. Call to Order

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

2. Roll Call

Members present were John Dunlap, Jack French, Rebecca Graham, Chair Barry Hathorne, and Cory Mullins and Alternate Philip Haas.

3. Approval of Minutes of May 5, 2022

Rebecca Graham moved to approve the minutes of May 5, 2022. Vote 5-0-0.

4. Sheila Land LLC (Lauren Stockwell) – Shoreland approval for pier/runway and float, Emerson Farm Road, Map R-5. Lot 46

Lauren Stockwell presented the application for a 6' wide by 100' long pile-supported pier and a 4' wide by 36' seasonal ramp with a 11'8" seasonal float. She said the application has been approved by the Army Corps of Engineers, Submerged Land Program, and the DEP. She submitted the following responses as required by Section 1.14.3 of the Shoreland Ordinance:

1. Will maintain safe and healthful conditions: The proposed pier project will maintain safe and healthful conditions. It will be safer to reach the water via a pier instead of climbing down a steep bank.
2. Will not result in water pollution, erosion or sedimentation to surface waters: Construction of the project will not cause any water pollution, erosion or sedimentation since all pilings will be pinned to ledge or driven. The wood used will be environmentally friendly pressure treated wood in compliance with EPA rules.
3. Will adequately provide for the disposal of all wastewater: The project will not generate any wastewater.
4. Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat: The project will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat. Fish will be able to swim underneath the float. No eelgrass was observed and none is shown on the Maine Department of Marine Resources (DMR) maps for the vicinity. The area is not mapped as significant wildlife habitat by Maine Department of Inland Fisheries and Wildlife (MDDIF&W). The environmental impact is considered during the Maine Department of Environmental Protection and Army Corps of Engineer's review process and both agencies have issued permits.
5. Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters: The project will conserve shore cover and visual quality. No trees will need to be cut to install the pier. The project also includes a path to access the pier. It will be no more than 6' in width and will wind between the trees so that only minor cutting of shrubs will be required.

The pier will be located near the southwestern boundary well away from the stream on the lot to the northeast. It will be angled to the north to avoid a ledge in the shallow subtidal and also to maintain the setback from the littoral lines. The tie line on the survey is 282.25'. The pier will be 26' to the southwestern abutter's littoral lines and about 244' from that of the northeast abutter. The pier will be far away from piers on abutting properties. As measured on Google earth, there is about 990' between the piers on the properties to north and south. The proposed pier will be approximately 400' from the pier to the southwest and 578' to the pier to the northeast.

The proposed pier will not impede navigation. The Damariscotta River is -2000 feet across in this location and the pier/runway/float structure will extend 62' below mlw.

6. Will protect archaeological and historic resources as designated in the comprehensive plan: None of properties listed on the National Register in Edgecomb are visible from this property. To the best of my knowledge, there are no archaeological resources in the project area. Both the Maine Historic Preservation Commission and the Tribes reviewed the project and none had any concerns.

7. Will avoid problems associated with flood plain development and use: The project will avoid problems associated with flood plain development and use.

8. Is in conformance with the provisions of Article III, Section 1.10, Land Use Standards: The project is in conformance with the Land Use Standards.

Barry Hathorne asked whether the pier was allowed in the Resource Protection District. Stockwell said it will be allowed according to the Land Use Ordinance and was approved by the DEP as well as the Army Corps of Engineers. It is not a community dock. The Indian tribes notified of the project had not commented on the proposed pier.

Jack French moved to find the application complete. Vote 4-0-1 (Graham abstained). Jack French moved to approve the application as submitted. Vote 5-0-0.

#### 5. Message from Claudia

Members were asked to complete distributed payroll forms if they wished to be paid and to return them to Claudia by June 23<sup>rd</sup>.

#### 6. Other Business

Chair Barry Hathorne appointed John Dunlap and Philip Haas to the Ordinance Review Committee.

#### 7. Adjournment

Jack French moved to adjourn the meeting at 7 p.m. Vote 5-0-0.