

EDGECOMB PLANNING BOARD
MINUTES, SEPTEMBER 15, 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, Chair Barry Hathorne, Cory Mullin, and Alternate Phil Haas.

3. Approval of Minutes of September 1, 2022

John Dunlap moved to approve the minutes of August 4, 2022. Vote 5-0-0.

4. Nancy and Gerald Plummer (Lauren Stockwell) – Building Permit for construction of pier/runway and float, 40 Brick Hill Road, Map R-7, Lot 41

Jack French moved to find the application complete. Vote 5-0-0.

Lauren Stockwell responded as follows to the Shoreland Ordinance requirements:

1. Will maintain safe and healthful conditions – the construction is for the safety of the property owner;
2. Will not result in water pollution, erosion or sedimentation to surface waters – the wood will be cured according to federal rules;
3. Will adequately provide for the disposal of all wastewater – no wastewater will be generated;
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 the area is not mapped as significant wildlife habitat by Maine Department of Inland Fisheries and Wildlife;
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. Three red oak trees will need to be cut in order to install the stairs to the pier, the path will meander around trees so that none need to be cut in order to install the path;
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; and
8. Is in conformance with the provisions of Section 1.10, Land Use Standards – the project is in conformance with the Land Use Standards.

Jack French moved to approve the application. Vote 5-0-0.

5. Other Business – none

6. Adjournment

Jack French moved to adjourn the meeting at 6:55 p.m. Vote 5-0-0.