

EDGECOMB PLANNING BOARD
MINUTES, MAY 18, 2023

1. Call to Order

Chair Rebecca Graham called the meeting to order at 6:30 p.m.

2. Roll Call

Present were Vice Chair John Dunlap, Jack French, Chair Rebecca Graham, Phil Haas, and Cory Mullins.

3. Approval of Minutes of February 2, 2023 and April 6, 2023

Cory Mullins moved to approve the minutes of February 2, 2023. Vote 5-0-0.

Cory Mullins moved to approve the minutes of April 6, 2023. Vote 5-0-0.

4. Mark and Kathie Eldridge – Site Plan Review for expansion of bunkhouse, 28 Riverside Avenue, Map U-14, Lots 6 + 10

Julien Jalbert of the Knickerbocker Group presented the application of the Eldridges for an expansion of the current bunkhouse which was built ten years ago. The building conforms to the setback requirement, as the addition is on the front of the building, and a third floor is planned, providing room for wedding guests in 2024, which does not exceed the height limit. Septic is designed for seven bedrooms and lot coverage is 1.3% of the 2.25-acre site. CEO George Chase has reviewed the septic design.

Jalbert was advised a site plan review application would be necessary and he was given a list of required items. He plans to have the completed application for the board before the June 1 meeting.

5. Other Business

The board had received an email from a resident of the Sheepscot condominium who was concerned with the change in use of the former fireworks store to a roofing business. He also complained that the minutes were not on the website. (note: the minutes are not put on the website until approved.) CEO George Chase will notify the new owner that a sign application as well as a site plan review application will be necessary.

The requirements of LD2003 were briefly discussed.

The Planning Board received an inquiry from a woman who is contemplating the purchase of a house on MODOCKAWANDA TRAIL. She asked if the board would consider granting a variance from the road setback for a new garage on the property. Rebecca Graham will contact her and advise that the Planning Board will need an application before any consideration or response could be given.

6. Adjournment

John Dunlap moved to adjourn the meeting at 7:40 p.m. Vote 5-0-0.