

EDGECOMB PLANNING BOARD
MINUTES, AUGUST 10, 2023

1. Call to Order

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

2. Roll Call

Members present were John Dunlop, Rebecca Graham, Phil Haas, Cory Mullin, Paula Swetland and alternate Leah Taylor.

3. Approval of Minutes of July 20, 2023

Cory Mullin moved to approve the minutes of July 20, 2023. Vote 4-0-1 (Graham abstained).

4. Sue Ventura – Building Permit for cottage in shoreland, 13 Modockawando Trail, Map U-11, Lot 13

The applicant postponed the application pending the submission of further information.

5. Julien Jalbert – Building Permit in shoreland, 880 Cross Point Road, Map U-14, Lot 1

Jalbert described the plans for a honeymoon cottage, a one-bath, one-bedroom structure, outside the 75-foot setback line in the Limited Residential District, and covered carport for guests on a 40-acre property. The landscape architect described the plan to redirect the water and add back trees. There will be a new access road to the carport. The existing septic will be expanded to accommodate new construction and the leach field will be adequate and will handle up to seven bedrooms. The project covers 2% of the site, is outside the 75-foot setback from the water. The project is in the limited residential shoreland district and will have utilities underground. Paula Swetland moved to find the application complete. Vote 5-0-0. Paula Swetland moved to approve the application as submitted. Vote 5-0-0. The \$420 fee was not paid. The building permit application will be submitted to the CEO.

6. Enforcement

The Twisted Iron site on Route 1 has been displaying a “barbecue” sign and plans to have a food truck. An additional business would trigger the need for a subdivision application inasmuch as there is the Twisted Iron business and a consignment shop already on the property. The CEO will contact the owner about an application for the new business.

The CEO said he had told the owner of a food stand/shop on Cross Point Road she would need an approval for her business.

7. Unfinished Business

- Drilling and Blasting Rock Specialists, 18 Riverside Avenue (approval of application) not discussed.
- Missing application for consignment shop at Twisted Iron. The fee was paid but the applicant did not bring back the application.

- Site Plan Review application for roofing company at former fireworks store: Because this is a change of use, a site plan review application is required.

8. Website – application process.

The application process and check lists were discussed. Check lists will be reviewed.

9. Adjournment

Cory Mullins moved to adjourn the meeting at 7:55 p.m. Vote 5-0-0.