

EDGECOMB PLANNING BOARD
MINUTES, OCTOBER 19, 2023
6:30 P.M.

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 and Paula Swetland and Alternate Leah Taylor. Cory Mullins was absent.

3. Approval of Minutes of October 12, 2023

Paula Swetland moved to accept the minutes as written. Vote 5-0-0.

4. Alison and Mark Saylor – Application for Building Permit in shoreland, 121 Shore Road, Map R2, Lot 26.1

The Saylor's had requested an informational meeting before submitting an application to increase the size of the existing shed from 12' x 22' to 18' x 48' on their lot in shoreland. The use of the lot is for a private campsite and will not change, although the application is to relocate and enlarge the structure on the site to be used for septic, bath and laundry. The lot was created in 1997 and is not grandfathered, as only lots created before 1987 are grandfathered.

Rebecca Graham said that looking at the information submitted to date, the lot was established after the shoreland zoning act came into effect meaning it is not a lot that has any permitted building to relocate or is a legally non-conforming lot grandfathered under shoreland zone law. The current shed seems to be a former fuel shed for the intended use of the lot as a working lobster dock that was not on the land when built. Regardless, the lot and the existing shed would have had to be in existence before 1989 to be subject to any grandfathered considerations for expansion or development and this lot was created by a deed in 1997.

As she had advised in her email to the Saylor's, because the lot is not a grandfathered shoreland zone lot, any requested development must meet all shoreland zone setbacks, minimum lot coverage standards and additional setback requirements such as the setback from the roads and adjacent lots. The survey plan shows the 280 sq ft of a developable section if the lot were of the appropriate size under shoreland zone law, but even then it cannot be expanded outside that area, including the well and septic plan which is not shown on the plans. The planning board cannot provide a variance for any building or subsurface wastewater system that does not meet the setbacks from the 100-year flood plain or the lot and roads.

Graham quoted from a Maine State publication, "Within the Shoreland Zone, one campsite is allowed on an existing legal lot of record or 30,000 square feet of lot area, whichever is less. If the lot contains another principal use and/or structure, the lot must have the minimum lot dimensional requirements for a principal structure and/or use and 30,000 square feet of lot area for the individual private campsite.

The Saylor's were advised to contact Colin Clark at the State DEP if they needed further information on the shoreland regulations.

5. Website Mapping

A Blasting application and checklist will be created, and the revised applications and checklists will be sent to Paula Swetland for inclusion on the website. The applications and checklists for each ordinance will be listed separately on the website under Planning Board. Under Government, forms and applications will be a note to see Planning Board.

6. Other Business

7. Adjournment

Paula Swetland moved to adjourn the meeting at 8 p.m. Vote 5-0-0.