

**EDGECOMB PLANNING BOARD**  
**MINUTES, DECEMBER 21, 2006**

The meeting was called to order at 6:30 p.m. by Vice Chairman Katharine Braid. Members present were David Boucher, Katharine Braid, Bruce Cameron and Lisa McSwain and Alternate David Clifford. Chairman Erin Cooperrider and alternate Amy Winston were absent.

1. Review Minutes of November 20 and December 4, 2006

Lisa McSwain moved, Bruce Cameron seconded, to approve the minutes of November 20, 2006. Vote 4-0. Lisa McSwain moved, Bruce Cameron seconded, to approve the minutes of December 4, 2006. Vote 4-0.

The vice chairman asked that Item 3 be taken out of order.

3. Davis Island Housing Partners, L. P. - Minor Revisions to Approved Subdivision and Site Plan

Katharine Braid read an email from Steve Roberge, Consulting Engineer, and his attached memo to the DEP indicating the project meets the SWCD and DEP erosion and stormwater components requirements for the Davis Island Townhouses project.

John Mitchell, Mitchell and Associates Landscape Architects, submitted the mylar for the Board's signatures and a request for approval of minor revisions to the approved plan which had been made since final approval on June 15, 2006 and a result of either SJR Engineering's final review of the stormwater management plan or minor refinements to the construction documents. The changes are: 1) Reduction in the length of level lip spreaders from 214 linear feet to 154 linear feet, 2) Building B footprint depth enlarged by two feet, 3) two-foot high retaining wall added at Building B, 4) Walkways added to access two recycling sheds at Building C and Building E, 5) Addition of dumpster and enclosure, 6) addition of shrubs in front of all buildings, 7) Revision of water utility connection at Eddy Road, and 8) Extension of 8-inch water main along proposed Cod Cove Road to Route 1. Mr. Mitchell briefly explained each of the changes and said that the extension of the water main to Route 1 was at the request of the Wiscasset Water District. The changes have been approved by the DEP and the EPA.

Lisa McSwain moved, David Boucher seconded, to confirm the June 15, 2006 subdivision and site plan approval of the Planning Board with the changes detailed in the letter to the Planning Board from Mitchell & Associates dated December 21, 2006. Vote 5-0. The mylar was signed.

2. Edgcomb Development, LLC - Site Plan Review

Katharine Braid said that applications for Shoreland, Subdivision and Site Plan Review for Phase IIB of the Edgecomb Development, .LLC; were explained at a public hearing on August 31, 2006, and in response to concerns raised, the application was again heard on September 21, 2006 and found complete. The application was not approved pending receipt of a letter from the Town's consulting engineer. On October 19, 2006 the Board received amended condominium documents and the preliminary report from the engineer on stormwater runoff and erosion and sedimentation control plans. Positive findings of fact on the criteria in the State subdivision law and the Edgecomb ordinance were made. The Board approved the Shoreland and Subdivision applications pending receipt of all State approvals and a final letter from Steve Roberge, the engineer for the Town. Due to an oversight, the Board did not specifically consider the Site Plan Review application although all requirements for Site Plan Review had been met by the Subdivision application materials. Bruce Cameron moved, Lisa McSwain seconded, to approve the Site Plan Review application for Phase IIB of the Edgecomb Development, LLC, which was found complete on October 19, 2006. Vote 5-0.

Roger Bintliff, Edgecomb Development, LLC, explained changes he plans for the inn and asked what approvals would be required. There will be no increase in the footprint or impervious surface. The changes consist of remodeling and additions to the second floor with changes to the existing roof line. Although two rooms will be added above the garage, they will not be dwelling units. It was the consensus of the Board that because this is an expansion and change in an existing structure in Shoreland (Article III, Section 1.10.1 of the Edgecomb Land Use Ordinance), Planning Board approval will be required.

#### 4. Mike Finch and Cynthia Marsh - Building Permit in Shoreland

Stephen Theodore, acting for the applicants, submitted a revised Building Permit application that included the items which were not submitted with the original application: updated plumbing permit, written erosion and sedimentation plan and copy of the tax map. He explained the erosion control measures, which are shown on the plans. David Boucher moved, Lisa McSwain seconded, to accept the application as complete. Vote 5-0. The Board made a positive finding of fact with regard to the following requirements:

1. Will maintain safe and healthful conditions - Septic plan submitted;
2. Will not result in water pollution, erosion or sedimentation to surface waters - Shown on plan;
3. Will adequately provide for the disposal of all wastewater - Wastewater plan submitted;
4. Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat - NA;
5. Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters - Using existing driveway, not cutting trees;
6. Will protect archaeological and historic resources as designated in the comprehensive plan - Yes

7. Will avoid problems associated with flood plain development and use - not in flood plain; and
8. Is in conformance with the provisions of Section 1.9, Land Use Standards.

Lisa McSwain moved, David Boucher seconded, to approve the Building Permit application for the Marsh/Fink house at the corner of Merry Island Road and River Road as filed with the amended documents. Vote 5-0. The \$562.80 fee was paid.

## 5. Other Business

Katharine Braid will respond to a fax from William H. Maier who asked to be on an agenda for an informal discussion regarding waterfront property on Parsons Point Road.

Lisa McSwain reported that according to Lee Smith, Waldoboro Town Manager, Waldoboro is experiencing budget problems and may not be able to participate with Edgecomb in hiring a planner. She recommended that the Board develop an alternate plan to obtain a part-time planner for Edgecomb. Lisa McSwain will keep in touch with Mr. Smith and will also contact Bob Faunce, Lincoln County Planner, for any help he may be able to give in finding a part-time planner. She added that the Comprehensive Plan task force also needs help from a planner. Jo Cameron suggested the Board request that the item be put on a Selectmen's agenda.

Jo Cameron said that the change in the Davis Island Housing Partners, L.P. plans to extend the water line to Route 1 should go before the Selectmen. She also said that John Zigra, Manager of the Boothbay Region Water District, is considering extending water lines on Route 27 to eventually draw on the Bath Water District system and wished to open a dialogue with Edgecomb. Katharine Braid asked that the Comprehensive Plan task force be advised of these plans.

David Boucher said that 150 yards of gravel had been delivered to the Cochran Road site (where blasting had recently been done) on December 18 and six or eight trucks had subsequently delivered gravel. He said this exceeded the limit allowed in the Land Use Ordinance. Bruce Cameron will notify the Code Enforcement Officer of these deliveries and advise him that no permit has been granted for this action.

Bruce Cameron gave Planning Board ordinances and ordinance discussions dating from 1970 to 1990 to Lisa McSwain for the task force. This file belonged to Jo Cameron's mother who was on the Planning Board during those years.

The next meeting will be held on January 8, 2007 and the change will be posted on the website.

Lisa McSwain moved, David Boucher seconded, to adjourn the meeting at 7:45 p.m.

