

EDGECOMB PLANNING BOARD
MINUTES, FEBRUARY 5, 2007

The Meeting was called to order at 6:45 p.m. by Erin Cooperrider, Chairman. Board members present were David Boucher, Bruce Cameron, Erin Cooperrider and Alternate Amy Winston. Katharine Braid, Lisa McSwain and Alternate David Clifford were absent.

1. Review Minutes of January 18 and 29, 2007

David Boucher moved, Bruce Cameron seconded, to accept the minutes of January 18, 2007 as written. Vote 3-0-1 (Winston abstained). David Boucher moved, Bruce Cameron seconded, to accept the minutes of January 29, 2007 as written. Vote 4-0-0.

2. Discussion of proposed Performance Standards

Erin Cooperrider reported that she had forwarded the Board's questions to Bob Faunce, County Planner, and reminded him of the Board's request that buildings that are not visible from the property line should be exempted from the appearance standard. The minutes of January 29 will be forwarded to Bob Faunce. Copies of the recommended Large Scale Development Performance Standards are available at the town office.

Public meetings on the standards will be held on Saturday, March 3, at 10 a.m. and Thursday, March 15, at 6:30 p.m. The Public Hearing will be held on Saturday, March 24, at 10 a.m. The Annual Town Meeting will be held on May 19, 2007.

3. Other Business

Jim Thomas's application for a subdivision on Cross Point Road will be on the February 15 agenda. An informal discussion was held with him on October 19, 2006 regarding division of land. Copies of the application will be distributed. David Boucher was designated as point person to review completeness of the application and notify the applicant of any deficiencies.

The board has not yet received a response from Attorney Shumadine on the Board's questions regarding the Building Permit applications of Midcoast Cohousing.

Erin Cooperrider said that Sigrid & Associates had researched the history of Mr. Regut's property as requested by the Board and has provided the deed and the conveyance date, copies of which are attached. (This matter was on the January 18, 2007 agenda.)

The chairman recommended that the Board discuss on March 5 new information from the DEP (issue profiles on amendments to the permit by rule process, clearing of vegetation in shoreland, and non-conforming structures in shoreland) as well as implementation of changes to the Shoreland Zoning Ordinance. Edgecomb must be in compliance with the State Shoreland statutes by July 1, 2008. Copies are attached.

Bruce Cameron asked whether timber harvesting was an issue in Edgecomb. He said that if the new timber harvesting restrictions in the Shoreland statute are accepted by the Town, the State will pay for the evaluation, if not accepted the State will not pay. He suggested that timber harvesting be looked at more closely than it has been in the past in terms of what the State will pay for.

In response to reports of comments that adequate buffer had not been left on the workforce housing site, Erin Cooperrider said that clearing the area was necessary for grading and that the area will be reforested as shown on the planting plan which is available in the Town Office.

Bruce Cameron moved, David Boucher seconded, to adjourn the meeting at 7:03 p.m. Vote 4-0-0.