

EDGECOMB PLANNING BOARD
MINUTES, OCTOBER 1, 2007

1. Call to Order

Chairman Katharine Braid called the meeting to order at 6:30 p.m.

2. Roll Call

Members present were David Boucher, Katharine Braid, Bruce Cameron, Barry Hathorne and Anne Pease and alternate Jarryl Larson. Alternate April Lawrence was absent.

3. Review and approval of Minutes of September 20, 2007

Bruce Cameron noted that the word "be" was omitted from the fourth line, third paragraph on page 3. David Boucher moved, Barry Hathorne seconded, to approve the minutes with the correction. Vote 5-0.

4. Continued discussion of Land Use Ordinance amendments

Changes to the Shoreland article for compliance with the State statute are due by August 2008, which means that changes will have to be approved at the May Town Meeting. Byron Johnson will draft the appropriate changes; any sections that are more restrictive than the State statute will be retained as long as they do not conflict with the State changes.

A note from Dabney Lewis regarding the direction of exterior lighting was given to Byron Johnson to determine if there is a problem.

Statements of Intent in various articles of the Land Use Ordinance will be left in place pending completion of the comprehensive plan, as these may be incorporated into the plan.

Byron Johnson displayed a comparison of the Subdivision and Resource-based Subdivision articles. The major differences in the two articles are in the statement of purpose, space standards, density provisions, management of a cluster development, and a citing of the State law. Some Comprehensive Plan Committee members have recommended that the Subdivision article be eliminated from the Land Use Ordinance. The Board discussed whether a warrant article to that effect would be approved by voters in light of the fact that the most common subdivision application has been to divide one lot at a time. Byron Johnson recommended eliminating the regular subdivision article and using the Resource-based Subdivision article with amendments to allow the division of one or two lots without the conservation land or other Resource-based Subdivision article requirements. Bob Faunce is working on provisions for commercial subdivisions and setting a minimum of perhaps 10 acres for open space. David Boucher suggested giving developers of cluster subdivisions an advantage in infrastructure by requiring less frontage for homes on cul-de-sacs. No action will be taken on the subdivision articles at this time.

Katharine Braid said there has not been any development pressure on Edgcomb. The majority of the applications are for residential or accessory buildings in Shoreland.

Barry Hathorne said that with regard to the subdivision articles, it was necessary to keep provisions for affordable housing so that developments such as the workforce housing would not be necessary.

The differences in the various appeals sections in the Land Use Ordinance were discussed. There should be no conflict with the Board of Appeal ordinance, and it is not necessary to repeat what is in the Board of Appeal ordinance, but it should be included by reference. Byron Johnson will provide copies of the Board of Appeal ordinance to members.

Byron Johnson will work on provisions for de minimis changes in plans which occur after Planning Board approval. Some provision may be made for approval of minor changes by the CEO. Correction of typos and other minor housekeeping changes will be made.

Katharine Braid said that she would like to discuss final changes (including Shoreland changes, if possible) at the November 5 meeting so that they can be sent to Attorney John Shumadine in December for his review. The changes will be given to the Selectmen in January before holding public meetings and public hearings. It may be possible to combine the public meeting and/or public hearing with those for the comprehensive plan.

5. Announcements and Correspondence

The DEP has advised the Board of recent changes to significant wildlife habitats for shoreland and inland bird habitats and shoreland zoning update on zoning for inland bird habitats. Maps will be copied and distributed to Board members.

6. Other Business

Byron Johnson distributed copies of the assisted living facility application. Katharine Braid will call the Lincoln County Soil and Water Conservation people to inform them that the Board will need a referral for an engineer to review the erosion and sedimentation control plan for the application. Byron said there was a question as to how the fee should be calculated, and he will check the Edgecomb Development, LLC file to see how that fee was figured. He presented a checklist to the Board of items that were not complete or did not comply with the ordinance. There was discussion on the width of the road connecting to the workforce housing road and the planned berm, both of which would hinder plowing. Also discussed was the road over the utility easement, whether it would be used as a back entrance, used for fire and emergency vehicles only, and what authority the Board had to determine its use. The chairman asked members to review the requirements of the ordinance before the site walk on October 13.

The Planning Board will hold a public hearing on this application on October 18 at 6:30 p.m. Presentations and public input or questions will be limited to one hour.

Byron Johnson said that an application by Mike Finch and Cynthia Marsh for a building permit in Shoreland was approved in December 2006, although no reference was made to which Shoreland district the property was in. According to the plans, the garage will encroach onto the Resource Protection district by three feet. CEO Dabney Lewis will contact the owner or contractor before construction starts.

David Boucher recommended that the applicants make their own presentations with graphics provided by the Town Planner, if available, and that the planner's participation be limited to responses to questions from the Board.

The access from Eddy Road to Route 1 and possible realignment of Eddy Road were discussed as well as access to Eddy Road from the subdivision containing the assisted living facility and workforce housing. It was suggested that road improvements in this area be discussed in connection with future applications and a concept plan for Davis Island be developed.

7. Adjournment

Bruce Cameron moved, David Boucher seconded, to adjourn the meeting at 8:25 p.m.