

EDGECOMB PLANNING BOARD
MINUTES, MARCH 20, 2008

REGULAR MEETING

The chairman opened the Planning Board meeting at 7:27 p.m. Present were David Boucher, Katharine Braid, Bruce Cameron, Barry Hathorne and alternates Jarryl Larson and April Lawrence. Anne Peaslee was absent and April Lawrence was appointed to act in her place.

4. a) Review and approval of Minutes of March 3, 2008 and Minutes of the Public Informational Meeting of March 8, 2008

The minutes of March 3, 2008 were corrected to change in the last paragraph, first line, of Item 7 "in" to "with" and a space was added in the second paragraph under Item 8. Bruce Cameron moved, David Boucher seconded, to approve the minutes as corrected. Vote 5-0. The minutes of the March 8, 2008 public meeting were changed to indicate the meeting adjourned at 11:57 a.m. Barry Hathorne moved, Bruce Cameron seconded, to approve the minutes as corrected. Vote 5-0.

5. Thomas Moore - Application for building permit in Limited Residential Shoreland District for dock, ramp and float on Back River, Map R-4, Lot 12.3

Peter Cole, representing Thomas Moore, submitted an application for dock, ramp and float; however, he did not have a letter from Mr. Moore authorizing him to act and there were discrepancies in dimensions among the various parts of the application. He was asked to resubmit his application with the correct information; and include a letter from Mr. Moore, the Corps of Engineers permit letter and the distance between the neighbors' piers and his proposed pier.

6. Charles and Chattye Sawyer - Application for building permit for proposed residence addition in Limited Residential Shoreland District, Clifford Road, Map U-8, Lot 17

W. Eben Greenleaf, Jr., representing the Sawyers, presented plans for an addition to the Sawyers' house. The lot and the existing two-story house are non-conforming; that is the house encroaches into the 75-foot setback from the water and is not set back the required 50 feet from the front property line. It was not clear from the file when additions were made to the house and whether such additions would be used in calculating the 30% allowed increase in size. The distance from the shoreline to the deck appears to be greater than 75 feet in a drawing in the file; however, a current plan shows that it is within the 75-foot setback. It was suggested that the applicant obtain a letter from the previous owners to determine when, to their knowledge, additions were made to the house. If additions were previously made to the house, it may be necessary to withdraw the application and submit a new one with a redesigned addition. Barry Hathorne moved, Bruce Cameron seconded, that the application of Charles and Chattye Sawyer be tabled to be dealt with at a later time. Vote 5-0.

7. Edgcomb Development, LLC (Gartley and Dorsky Engineering) - Proposed amendments to Sheepscot Harbour Village and Resort Phase II B subdivision and site plans for relocation of community center building and one dwelling unit, adjustment of other dwelling unit siting and revision of various site features

Andrew Hedrick, Gartley and Dorsky Engineering, presented plans to move Unit 5 to the site of the community center and to move the community center to the space currently shown as the site of Unit 5 at the intersection of Bayside Lane and West Island Way. He said the size of the community center had been reduced; the reason for the change was for convenience as it

would be closer to Eddy Road. Because the number of dwelling units in Shoreland may be increased if the swap takes place, the Board asked that the applicant provide additional information showing the area and number of dwellings in Shoreland and a plan showing the 75-foot shoreland setback as well as the present and proposed location of the two buildings. Barry Hathorne moved, Bruce Cameron seconded, to table this application for further information to be supplied by the applicant. Vote 5-0.

8. Vote on Recommendation of Draft Amendments

Bruce Cameron moved, Barry Hathorne seconded, to approve the proposed amendments as finally amended at this meeting and to present them to the Selectmen for consideration for inclusion in the warrant for the Town Meeting in May 2008. Vote 5-0.

9. Announcements and Correspondence

Upcoming workshops on Low Impact Development and Vernal Pools were announced.

10. Other Business

The chairman said the two peer reviews had been received, completing the information requested for the assisted living facility application. She scheduled a public hearing for the site plan review application on April 7 at 6:30 p.m. The format for will allow 15 minutes for the applicant's initial presentation, 10 minutes for Board questions, 60 minutes for questions from the public, five minutes for Board follow-up questions and five minutes for the applicant's summary. The Planning Board will meet following the public hearing.

David Boucher, referring to the Board of Selectmen's minutes of February 25, said that he took exception to the statements made at that meeting referring to brokering a deal with the Planning Board regarding the assisted living facility's location behind the Mainly Maine store, implying that the applicant was assured of approval and that things were being discussed before the Planning Board had received an application. He said the Planning Board does not broker deals and he was concerned that an application and the applicant's demands were being discussed at the Selectmen's meeting.

11. Adjournment

Barry Hathorne moved, Bruce Cameron seconded, to adjourn the meeting at 9:15 p.m. Vote 5-0.