

# EDGECOMB

September 21, 2006

Grace Goldberg  
Midcoast Cohousing  
33 Salt Marsh Cove  
Edgecomb, ME 04543

Dear Grace:

On behalf of the Town of Edgecomb Planning Board, I am writing in response to your letters dated 8/7/06 and 9/15/06 regarding the status of your application for Subdivision and Site Plan approval.

Your Site Plan application and Preliminary Subdivision Plan were dated 5/1/06. They first appeared on the agenda of the Planning Board meeting held on 5/18/06. Pursuant to Art. IV, § 1.3.7, the Planning Board was required to make one of three determinations after it received your preliminary subdivision plan. The Board could determine that your preliminary subdivision plan is complete. Art. IV, § 1.3.7.1. The Board could determine that “there are a number of specific additional materials which will have to be submitted to make a complete application.” Art. IV, § 1.3.7.2. Finally, the Board could determine “that there are a number of apparent deficiencies with the proposal, which should be corrected before submission of the Final Subdivision Plan.” Art. IV, § 1.3.7.3.

At the 5/18/06 meeting and pursuant to Art. IV, § 1.3.7.2, the Planning Board made the second of those three determinations. The Board found your preliminary subdivision plan complete with the exception of “a stormwater drainage plan of the bridge, [a] stormwater management plan and a vertical profile of the road.” This decision was communicated to you verbally at the meeting, and in writing in the minutes of the meeting. These items are still required to make your subdivision application complete, and to the best of my knowledge have not yet been submitted.

Also at the 5/18/06 meeting, the Planning Board:

- 1) Approved your request to waive the requirement for five-foot contours on those portions of your plan where no development was taking place.
- 2) Decided to engage a third-party engineer for the purpose of making a technical review of your application for compliance with stormwater management and erosion and sedimentation control requirements of the Town of Edgecomb Land Use Ordinance.

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3) Decided to consult that third party engineer about the advisability of approving your request for waiver of a hydrogeologic survey, and

4) Set a public hearing date for June 19, 2006.

All this was also communicated to you verbally at the meeting, and in writing in the minutes of the meeting.

Thirty (30) days later, on June 19, 2006, the Planning Board held a public hearing on your application which lasted two hours and fifteen minutes, which was recorded in writing in the minutes of the meeting.

On July 20, 2006, the Planning Board again considered your application, and consulted with counsel for the Town of Edgecomb regarding issues that had been raised at the public hearing and the Planning Board's responsibility and authority with respect to each of these issues. At that meeting, the Board revisited the issue of your request for a waiver of the hydrogeologic study requirement. The Board concluded: "Because of the issues raised [at the public hearing], the Board determined that a hydrogeologic study should be done." The minutes continue: "A third party review will be performed to address the issues raised by Abbot Engineering and those raised at the public hearing such as stormwater runoff plan, water quality, erosion control and sedimentation, damage to the cove, etc. She [Erin Cooperrider] asked that the applicant forward the necessary materials to Steve Roberge who will be doing the third party review and to submit a hydrogeologic study." The Board's decision not to approve a waiver of the hydrogeologic study was communicated to you verbally at the meeting, and in writing in the minutes of that meeting.

The hydrogeologic study has not been submitted, and to the best of my knowledge, your application materials have not been received by Steve Roberge at SJR Engineering for review. The review is an iterative process in which Steve Roberge will provide your engineer with feedback regarding the adequacy of the stormwater management plan, for example, and make suggestions about changes that should be incorporated into your final subdivision submission. The Planning Board will seek the assurance of SJR Engineering that your application meets the requirements of the Town of Edgecomb Land Use Ordinance with respect to stormwater management, erosion and sedimentation control, and hydrogeologic standards and requirements.

On 8/7/06, the Planning Board again considered your application, with respect to seven areas of the Town of Edgecomb Land Use Ordinance that required interpretation by the board. These interpretations were communicated to you verbally at the meeting, and in writing in the minutes of the meeting.

To summarize, the Planning Board has acted on your Preliminary Subdivision Plan. Pursuant to Art. IV, § 1.3.7.2, the Board has found that "[i]n addition to the submission of

a Final Subdivision Plan,” you will need to provide four additional items to make a complete application. To be perfectly clear, those four items are:

1. A stormwater management plan;
2. A vertical profile of the road;
3. A stormwater drainage plan for the bridge; and
4. A hydrogeologic study.

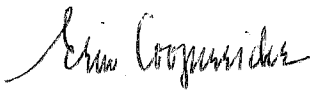
In addition, the Planning Board has required that the application be sent to SJR Engineering for a third party review.

On May 18, 2006 the Planning Board acted on your Preliminary Subdivision Plan. Pursuant to Art. IV, § 1.3.8, you have six months from that date to “submit a Final Subdivision Plan to the Planning Board with a check for fees.” Once you submit the items listed above and a Final Subdivision Plan and once the Board receives comments from SJR Engineering, the Planning Board will review your application for compliance with the Town of Edgecomb Land Use Ordinance, subdivision and site plan standards, and will make a Finding of Fact with respect to those standards, ending with a vote on each application.

Finally, you ask for guidance in your letter of 8/7/06 that should properly be addressed to your professional development team – your engineers and your attorney. The Planning Board is charged with considering specific applications outlining a specific set of facts for compliance with the Town of Edgecomb Land Use Ordinance. It is up to you to decide what, specifically; you want to have approved, and to make application for that approval. You may modify your current application based upon comments you have received at the public hearing, interpretations that Planning Board has already provided with respect to your application, comments from SJR Engineering, and suggestions from your professional design team.

I hope that this is helpful to you.

Sincerely,



Erin Cooperrider  
Chair, Town of Edgecomb Planning Board

cc: Town of Edgecomb Planning Board  
Town of Edgecomb Board of Selectmen  
John Shumadine, Esq.