

**MIDCOAST COHOUSING
33 SALT MARSH COVE
EDGECOMB, MAINE 04542
(207) 633-0417**

To the Edgecomb Planning Board:

August 7, 2006

We, as members of Midcoast Cohousing consider our current application still active, however we are reconsidering the scale of our Cohousing development at 33 Salt Marsh Cove. To evaluate the feasibility of this we would like some clarification on a number of issues. A smaller scale project would include the conversion of the existing large house on the property into 7 dwelling units (for which we have a permit), the conversion of the existing 4 outbuildings into 4 or 5 dwelling units and the existing cottage for a total of 12 or 13 dwelling units on the side of the property across the bridge, all of which would be exempt from subdivision review and would not require us to widen the bridge or the road.

In addition we would do a small subdivision on the side of the property by River Road. We would widen the road to subdivision standards just to the extent necessary to serve these dwelling units. Because the subdivision would be for 5 dwelling units, an underground 10,000 gallon water storage tank for fire suppression would not be required, nor would a hydrogeological assessment. We would reduce the size of the River Road septic system to less than 1,000 gallons. The required setback from neighbors' wells would then be 100 feet, which the current location more than adequately meets. We would designate at least 6 acres for the subdivision and will map the wetlands that are within its boundaries.

We would anticipate constructing some outbuildings such as a barn, boathouse and workshop on the portion of the property across the bridge and we also might after a period of 5 years construct another dwelling unit on the property which would also not fall under subdivision review.

We would like to know if this proposal would require us to split the current parcel in two or if we can keep the property intact and designate the area of the subdivision on the plan for our entire holdings.

Please let us know if the above proposal, and the associated requirements are consistent with your interpretation of Edgecomb's ordinances.

Again, we consider our current application still active and await the Planning Board's action on our Preliminary Application, including specifically the answers to questions that the Board has, and except for the Final Subdivision Plan, a determination of what if any specific additional items must be submitted in order to make the application complete.

Thank you for your review of this proposal and continued attention to our application.

Sincerely,
Midcoast Cohousing Community