

Midcoast Cohousing

33 Salt Marsh Cove

Edgecomb, Maine 04543

(207) 633-0417

Dear Edgecomb Planning Board Members,

September 15, 2006

Via e-mail and U.S. Postal Service

We are writing with the hopes of clarifying some confusion on our part about the status of our subdivision and site plan applications, which we submitted to the Planning Board on May 1, 2006. Last week Grace Goldberg received a call from Bruce Cameron, who is our point person on the Planning Board with the information that the Planning Board is waiting for the engineer's report, and, if it is not submitted soon, we are in danger of missing a deadline (he did not specify when that would be), and that if it were missed, we may have to start the application procedure all over again.

We, for our part, have been waiting for the Planning Board to take action on our Preliminary Subdivision Plan per the requirements of Edgecomb's Land Use Ordinance, the pertinent provisions of which we include below.

Article IV - Subdivision and Site Plan Review Regulations

Section 1 - Subdivision Standards and General Provisions

1.3.5 Issuance of Dated Receipt

Upon the receipt of the Preliminary Subdivision Plan and the application form, the Planning Board shall issue the subdivider a date receipt.

1.3.7 Planning Board Action on the Preliminary Subdivision Plan

Within 60 days of the issuance of the dated receipt, or within 30 days of the date of a public hearing if one is held, the Planning Board shall notify the applicant in writing either that:

1.3.7.1 With the exception of a Final Subdivision Plan, the application is a complete application, or

1.3.7.2 In addition to the submission of a final Subdivision Plan there are a number of specific additional materials, which will have to be submitted to make a complete application. The Planning Board shall list the specific additional items that must be submitted in order to make the application complete except for the Final Subdivision Plan; and/or,

1.3.7.3 The Planning Board has determined that there are a number of apparent deficiencies with the proposal, which should be corrected before the submission of the Final Subdivision Plan. The Planning Board shall indicate in writing the nature of these deficiencies. Submission of the Final Subdivision Plan without correcting these deficiencies shall be grounds for disapproval of the application for subdivision approval.

The Planning Board shall maintain a permanent record of its action on the Preliminary Subdivision Plan.

1.3.7 Submission of a Final Subdivision Plan

Within 6 months of the date of the Planning Board action on the Preliminary Subdivision Plan, the subdivider shall submit the Final Subdivision Plan to the Planning Board with a check for fees (see fee schedule). The check shall be payable to the Town of Edgecomb. Failure to submit the Final Subdivision Plan within the designated time period shall require the submission of a new subdivision application.

As of this date there has been no action on our Preliminary Subdivision Plan by the Planning Board. It has been 136 days since it was submitted (a dated receipt has not yet been issued) and it has been 88 days since the Public Hearing. We understand that the Planning Board has had a large number of applications to consider recently, a number of them controversial, including ours. We have been patiently waiting but as the time limit on the Planning Board's action on our Preliminary Subdivision Application has long past we implore you to take this action at your next meeting. We understand that an engineer's report is among the additional items that you may be requesting, but we would like to know the entirety of the additional requirements before we

proceed. At the Planning Board meeting of July 20 the Planning Board agreed that it did not need to have the engineer's report for the Planning Board to take action on our plan. Unfortunately the minutes of that meeting are not yet available. We would also like you to include in writing what you like the engineer's report to include.

It is also important for us to receive this information from you as we are still evaluating the feasibility of scaling back our project. We submitted a letter to the Planning Board on Aug 7, 2006 with a number of questions. We hope that the Board will respond to that letter at its next meeting as well. We have to say that our proposal for 31 dwelling units on our property is larger than we wanted but as we became aware that some folks were opposed to our project and were likely to take legal action we added additional units to pay for possible legal expenses and the increased costs of carrying the property due to delays. We knew we could drop back to our original 25 dwelling units if this legal challenge did not materialize and perhaps fewer if we were not required to widen the bridge. We as a whole would prefer a smaller Cohousing Community, if it is financially feasible. If with decreased development costs we are able maintain a comparable per unit cost, it is likely that that is the path we will take.

We very much appreciate the work that the Planning Board does on behalf of the residents of Edgecomb. We look forward to your reply, so we may clarify where we are, what is needed next, and what timetables apply. Thank you very much.

Sincerely,

Grace Goldberg,

for Midcoast Cohousing.

CC: Eliot Field, Esquire
William Lane, Professional Engineer