



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD
January 6, 2011
6:30 p.m.

MINUTES

CALL TO ORDER: Meeting was called to order at 6:34 pm by Susan Dunham-Shane.

ROLL CALL: Members present were Henry Hodges, Frank Higgins, Susan Dunham Shane, Gretchen Heldmann, Jeff Thurlow and Russell Smith, Town Manager. Tom Vanchieri and Charles Norburg had excused absences.

MINUTES:

NEW BUSINESS: This meeting is a workshop and the Board will continue to review Attorney Charles Gilbert's comments after reviewing the Zoning Ordinance. They discussed and changed the following items:

1. 901.2.5, page 32, leave as is
2. 903.1, page 33, add "to the greatest extent possible" at the end.
3. 903.3, page 34, leave as is
4. 903.6, page 34, remove the "s" from subdivisions
5. 903.9, page 34, leave as is, (this leaves it on the table for the Board to discuss it with each developer.)
6. 903.11, page 34, leave as is
7. 903.14, page 34, leave as is, (the state traffic engineer determines the speed on a road.)
8. 904, page 35, leave as is
9. 904.3-904.5, page 36, leave as is
10. 905.1-905.2, page 37, leave as is
11. 907.1, page 37, leave as is, (covered in the Subdivision Ordinance)
12. If Russell has a copy of the May Zoning and Subdivision Ordinances on CD, he will email them to everyone, if not, he will ask Bill to send it to everyone.
13. 907.2, page 37, leave as is
14. 908, page 38, Add "908.8 If the road fails inspection, no building permits shall be issued until the road passes inspection, See Section 202, Enforcement."
15. 910, page 39, leave as is
16. 1002.2.2, page 41, the Board would like to send Bill an email regarding the number of employees allowed in a Cottage Industry. They believe it should be "excluding" instead of "including" family members.
17. 1002.2.7, page 42, Add "as measured at the property line" at the end.
18. 1003.2, page 42, remove "block the view of" and add "form an effective visual barrier to" the proposed activity from the neighboring "property." Remove "building"

19. 1003.3, page 42, It is the intent to pave all commercial driveways at least the first 30'
20. 1004.0, page 42, leave as is
21. 1005.2.1, page 43, change "hazard" to "safety risk or distraction"
22. 1005.2.6, page 43, change "trespassing and hunting" to "trespassing, access and hunting"
23. 1005.2.7, page 43, leave as is
24. 1005.7.1, page 43, leave as is
25. 1005.9.4, page 44, Add "On premises" at the beginning and a "." at the end of the sentence.
26. 1006.2, page 44, The Board would like to ask Charles Norburg if the safety standard has changed since 1974 and if it has should that act be incorporated into the Ordinance. In the third sentence, replace "these standards" with "the Manufactured Housing Construction and Safety Standards Act of "year"". The Board would like to table this discussion and check if section came from our existing ordinance or if it was something Bill had.
27. 1007, page 44, Renumber the first six section as follows:
 - 1007.1, Purpose, stays the same
 - 1007.4, Existing Use becomes 1007.2
 - 1007.5, Expansion of Existing Use becomes 1007.3
 - 1007.3, Application Submission Requirements becomes 1007.4
 - 1007.6, Renewal Permit becomes 1007.5 titled First Renewal Permit
 - 1007.2, Renewal Permits becomes 1007.6 titled Annual Renewal Permits

The rest of this section stays the same
28. 1007.8.2, page 45, leave as is
29. 1007.8.5, page 46, leave as is
30. 1008, page 46, leave as is
31. 1008.2.5, page 46, add a ";" after following
32. 1008.2.7, page 47, leave as is
33. 1008.4.1, page 48, leave as is
34. 1008.4.4, page 48 Add ", common facility" after privileges in the association
35. 1008.4.5, page 48, leave as is
36. 1008.5.2, page 48, Remove "Town Manager" and replace with "Planning Board"
37. 1009, page 48, leave as is
38. 1009.2, page 49, Remove "." and add ";" after standards
39. 1010.3, page 49, Add "as measured at the property line." at the end
40. 102, page 50, Change "102" to "1102" Definitions
41. The following discussion and changes were made in the Definitions Section:
 - Animal Husbandry, leave as is
 - Conforming Use, leave as is
 - De Novo hearing, Remove "(Revised March 18, 2002)" Revisit the discussion about where this shall be referenced to Board of Appeals and specifying if it should be de novo or appellate.
 - Grandfather Clause, remove "What is in lawful existence at the time of adoption of this Ordinance" and replace with "See non-conforming lots of record and non-conforming Structures."
 - Indoor Commercial Recreation/Amusement, Add "this does not include Adult Entertainment as defined elsewhere."
 - Kennel, Commercial, Revisit
 - Public Facility, at the end add "quasi-municipal entity as defined under Maine Law."
 - Recreational Vehicle, leave as is
 - Wetland, Add reference to State Statue Law Number

UNFINISHED BUSINESS: The next meeting will be Thursday, January 13, 2011 at 6:30 pm. The Board will continue the review of the Windmill Ordinance. Susan will come in next week to compare the Zoning, Windmill and Subdivision Ordinances.

Russell informed the Board that there will be an Economic Development Meeting, Thursday, January 13, 2011 at 5:30 pm.

PUBLIC ACCESS:

ADJOURNMENT: Workshop adjourned at 8:52 pm.

Respectfully Submitted,

Denise M. Knowles