



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

January 25, 2010

6:30 p.m.

MINUTES

CALL TO ORDER: Meeting was called to order at 6:30 pm by Bill Najpauer of Renaissance Planning Associates.

ROLL CALL: Members present were Frank Higgins, Tom Vanchieri, Henry Hodges, Gary Poisson, Gretchen Heldmann, Russell Smith, Bill Najpauer and Sara Flaks. Charles Norburg, Susan Dunham-Shane and Jeff Thurlow have excused absences.

NEW BUSINESS: This meeting is an ordinance workshop with Renaissance. The Board started reviewing the Subdivision Ordinance Committee Working Draft of November 23, 2009.

Begin Discussion of the Draft Subdivision Ordinance

The following are some of the changes, additions and discussion items noted:

Page 1, 104 – Add “units” after dwelling at the end.

Planning Boards can either vote on each item in the Review Criteria individually or vote on them as one item.

302.4 Russell will check to see if we have an up to date decision form. If not, Bill can design one for us.

302.6.1 Add “it may” before hire in sentence 1.

In the definitions, Property Abutter description should include “everyone within 500 feet”

Fees need to be set up to cover all expenses involved in the approval process.

305.1.2 – The total number of copies was changed from 7 to 9, with the Planning Board receiving 7 copies instead of 5.

Page 13, (25) add “Including a letter from the Fire Chief.”

Page 14, 306.2.1 Add that the Board wants to see a draft of any Home Owners Association

Paperwork and include language to require that homeowners belong to a Road Association.

(Will also want to address storm water ponds. Home Owners Assn. is responsible for them, and if the road is deeded over to the Town, storm water ponds remain the responsibility of the Home Owners Assn.)

In the Road Standards in the Zoning Ordinance, add something regarding future connect ability of subdivisions.

409.2.1 – Third sentence, change 307.1.2 to 401.2

410.1 – Change “borrow” to “excavation” in two places in this paragraph. Also change borrow to excavation in other sections of the ordinance.

412.1 – Remove “or developer” and add” “or Home Owners Association” in the first sentence and change “preliminary” to “Final” Plan in the second sentence.

The definitions will need to be expanded to include wetlands, vernal pools and abutters to 500’

Change Major Subdivision from 5 or more lots to 4 or more lots

Change Minor Subdivision from 3 or 4 lots to 2 to 3 lots that do not require constructing a road.

Add that if a road is proposed, it would become a Major Subdivision with three lots.

Specify that they can only have two residences on one driveway. If they want to sell another lot, they will have to do a subdivision plan.

Lots of 2 acres or larger may contain no more than 33% wetlands.

Any subdivision plan should require wetland delineation be done. Wetland is included in the

Lot Size if it is shown on a habitat or delineation map.

402.1.1 Add "both sides of the road"

402.1.2 Remove this section

404.3 Add "dry hydrants"

Gretchen will verify if there are any sand and gravel aquifers in Town

OTHER BUSINESS: The next meeting with Renaissance will be Wednesday, February 3, 2010. Bill will email everyone the changes to the Zoning Ordinance for review. Everyone should look over the Use Chart, up to page 19 in the Ordinance and the definitions, for discussion at the meeting. Bill Najpauer said that we will want to put the revised version of the Zoning Ordinance on the Website.

The Board will meet on Thursday, January 28, 2010 for a Windmill Workshop. Gary Poisson will not Be available for this meeting.

ADJOURNMENT: Meeting adjourned at 8:50 pm.

Respectfully Submitted,

Denise M. Knowles