



# Town of Eddington

906 Main Road Eddington, Maine 04428

## PLANNING BOARD

February 3, 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 Tom Vanchieri, Gary Poisson, Henry Hodges, Frank Higgins, Gretchen Heldmann, Jeff Thurlow, Charles Norburg, Russell Smith, Bill Najpauer and Sara Flaks. Susan Dunham-Shane via phone.

**NEW BUSINESS:** This meeting is an ordinance workshop with Renaissance. The Board reviewed Chapters 1 through 6 of the First Zoning Draft.

These are some of the discussion items:

An amendment to an ordinance cannot be proposed and voted on at a Town Meeting.

Page 6, 204.3.9 – reconsidering decision is open ended

Page 9, 401.6 – setup is two words not one

Page 12, 404.1.2 – This section refers to items that the Board reviews. They expressed the importance of receiving the applications at an appropriate time before each meeting.

Page 15, 505.3 – The Board discussed the possibility of there being another provision in this Section. They want to revisit it.

Page 15, 505.4 – Add that they are subject to meeting the setback requirements for that zone. There are definitions that need to be added

There are some concerns about the setback on 1-acre lots in Mixed Use.

Page 4, 203.5 – add “present and voting” after “vote of the members”

Page 4, 204.2.5 – last sentence, add “ramps” after “railing”

Page 6, 301.1 – The Board wants to revisit this to decide what size building or structure requires a building permit. It is currently required for buildings 100 square feet or more. It was suggested to have Charlie Norburg write up a form for assessors for any new construction under 100 square feet. They want to table it to check other towns’ ordinances. Add: “define as unattached, accessory structure”. Also address how to handle lots with multiple buildings.

Page 6, 301.8 – change 1000 yards to 300 yards and add “except the tilling of soil”

Page 7, 303 – add “and LPI” after Code Enforcement Officer

Page 7, 303.5 – change “and” to “or” before “change of nonconforming”.

Page 15, 505.3 – add a comma after parking. Add “including but not limited to” after “consider the following”

Need to define the size of Bed & Breakfast

Page 12, 404.1 – change “Town Manager” to “Town Manager and CEO” in the first sentence

Page 17, it jumps from 6.5.4 to 6.5.6

District Use Chart: Page 18

Remove "Barns" from "Auction Barns, Antique Sales"

We will need a separate ordinance for marijuana regulation to specify Selectmen licensing  
Cottage Industry – need regulation on size, noise, outside storage

Public Accommodation/Hotel/Motel – Revisit

Need to add the zones for Telecommunication Facility and Tower and Wind Turbine.

Page 19

Questioned whether churches should be allowed in RA Zone

Community Nonprofit is a catch all for those who don't come under Social and Fraternal  
Organization

Multi-family Dwellings – In RR, change "N" to "P"

Agriculture, with or without livestock – In Conservation, change "Y" to "N" for both

Small Scale Animal Keeping – In Conservation, change "Y" to "N"

Campgrounds/RV Parks – add Sporting Camps

Resource Extraction, Mining – in MD change "P" to "N"

Remove Rural Resource Activity

Timber Harvesting – Change all "C's" to all "Y's"

Dimensional Table – add "max" after "Height"

**OTHER BUSINESS:** The next meeting with Renaissance is Monday, February 22, 2010. Bill would like everyone to take a look at the Subdivision revisions. (the section in red has no significance)

The Board will meet on Thursday, February 4, 2010 for a Windmill Workshop. They discussed that if they don't vote on the Windmill Ordinance at the Town Meeting, they will vote on a moratorium. They can then vote on the Windmill and Zoning Ordinances at a Special Town Meeting.

**ADJOURNMENT:** Motion to adjourn at 8:50 pm by Gretchen Heldmann, Frank Higgins 2<sup>nd</sup>. All in favor.

Respectfully Submitted,

Denise M. Knowles