



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

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

NEW BUSINESS: This meeting is an ordinance workshop with Renaissance. The Board reviewed Chapters 10 of the First Zoning Draft.

These are some of the discussion items:

1001.2.4 Remove “be”

1001.2.6 Add “per Home Occupation” after “parking spaces” in second sentence.

1002.2.1 Change “frontage” to “setback”

1002.2.3 Reword to say something like; “They shall be required to reapply to the Planning Board with an application for a new use.”

1002.2.5 Change ending of sentence to “shall comply with the outside material storage requirements in section 707”

1002.2.6 Add “vehicle sales and service”

1002.2.7 Bill will lower the decibels to go along with earlier change

Page 40, 1st paragraph – Remove last sentence (this will require screening for all no matter the distance from the property line.)

Page 40, 2nd paragraph – Add “for the width of the required opening”

1007.3.2 Remove “prescribed by the Ordinance”

1009.2.1 remove “r”

1010.2.3 Bill will lower decibels to go along with earlier change

The Board then reviewed the Draft Subdivision Ordinance. These are some of the discussion items:

Any references to M.R.S.A in the Ordinance should specify such with title and section number.

201.20 Change “tits” to “its” in the second to last sentence and Bill will research the wording from the Statue for the Maine Forest Service, which is referenced three different ways in this section.

302.6.1 In 1st sentence, change wording after may to “hire a consultant or require additional studies be performed.”

302.11.3 Change number of copies from “7” to “9”

302.12.1 Add “in both MYLAR and digital format if available

Change 300’ to 500’ in the regular Zoning Ordinance for notification of abutting properties

302.14.2.1 – Add “and posted on Town Website” to newspaper notification. Remove “mailed by first class mail to the applicant at least 7 days prior to the public hearing.”
Insert a “Purpose” section in the Preliminary and Final Plan Review sections.
305.2.1 – 1. Change “forestry” to “forester”
306.1.2 Change “2 paper copies” to “9 paper copies”
306.1.6 – Add “digital copy required”
Will put back in that development must start within two years. (get wording from current ordinance for time limit restrictions.
402.1.1 – After curvature add “on both sides of the road”
404.1 – Add a period after “within the subdivision”, remove “and”, then start a new sentence with “The subdivision shall provide”
412.2 – Change “a maintenance agreement” to “Homeowners Association Plan”
412.2.1 - Will revise to take into consideration that the Home Owners Association is required at the beginning
Add that it is the standard practice of the town not to accept storm water features.
Property Abutter – “nay” to “any”
Minor Subdivision – Remove “minor”
Article 400, Improvement Guarantee, is now in the Zoning Ordinance
Will need “vehicle” definition

OTHER BUSINESS: The next meeting with Renaissance is Monday, March 22, 2010. The Board members should review the definitions and multi-family density for discussion at the meeting.

The Board will meet on Thursday, March 11, 2010 for a Windmill Ordinance Workshop.

ADJOURNMENT: Motion to adjourn at 8:45 pm. All in favor.

Respectfully Submitted,

Denise M. Knowles