



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

March 24, 2011

6:30 p.m.

MINUTES

CALL TO ORDER: Meeting was called to order at 6:37 pm by Tom Vanchieri.

ROLL CALL: Members present were Tom Vanchieri, Henry Hodges, Frank Higgins, Gretchen Heldmann, Susan Dunham-Shane and Russell Smith, Town Manager. Jeff Thurlow did not have an excused absence. He has spoken to Russell and will be submitting a letter of resignation as he has been elected to be on the School Board. Motion to make Frank a voting member of the Board for tonight's meeting by Henry Hodges, Susan Dunham-Shane 2nd. All in favor.

MINUTES: Motion to accept the minutes of the February 24, 2011 meeting by Frank Higgins, Gretchen Heldmann 2nd. All in favor.

NEW BUSINESS: The members of the Board had a copy of a letter, which Robert Maquillan sent in. He is looking into buying the entire Footman lot across from the Town Office to relocate his business, Autoworks, auto repair and sales, and he wanted their opinion on the proposed project. The Board checked the current and proposed Zoning Ordinances. At this point of time this type of business is not an allowed use in either the new or old ordinances. The Board appreciates his business and they could suggest areas in town where it would be allowed.

The Board questioned the New Zoning Ordinance, District Use Chart regarding Auto Repair and Sales and Junk Yard, Auto Graveyard, etc.

Wilbur Libby Jr. has requested approval for a new sign for the excavation business and the junk yard business. The state requires a separate sign with a phone number for the salvage yard. According to the Ordinance he is allowed a 50 square foot sign. He was questioning whether he could have up to 100 square feet because the sign will be for two businesses. During the discussion of the sign, the Board realized that Wilbur has never come before the Town for approval of Site Plan Review for Maple Leaf Construction. The only business that has been permitted for this land is the Junk Yard. Russell will notify Wilbur that he needs to complete a Site Plan Review for his business. At that time, they will address the sign issue.

The Board questioned whether Williams Construction is a grand fathered business and how long he has been at that location.

UNFINISHED BUSINESS: The Board was congratulated for the great job they did on the Wind Energy Ordinance and for the overwhelming vote of support shown at the Town Meeting.

Russell told the Board that in regards to whether a Wind Energy Facility can be considered a Public Utility, Attorney Charles Gilbert has said no. Mr. Gilbert also said he will have his response to reviewing the Subdivision Ordinance done for the April 14, 2011 meeting.

In regards to the new Zoning Ordinance, the Board would like Russell to contact Bill Najpauer for the latest with the changes from the meetings with the lawyer. They also need the map from him.

PUBLIC ACCESS:

ADJOURNMENT: Motion to adjourn at 7:35 pm by Henry Hodges, Frank Higgins 2nd. All in favor.

Respectfully Submitted,

Denise M. Knowles