



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

April 8, 2010

6:30 p.m.

MINUTES

CALL TO ORDER: Meeting was called to order at 6:32 pm.

ROLL CALL: Members present were Tom Vanchieri, Frank Higgins, Henry Hodges, Susan Dunham-Shane, Gretchen Heldmann, Charles Norburg, CEO and Russell Smith, Town Manager. Motion that Frank Higgins and Gretchen Heldmann be voting members tonight by Henry Hodges, Susan Dunham-Shane 2nd. All in favor.

MINUTES: Motion to accept the last Windmill Ordinance Workshop minutes by Henry Hodges, Susan Dunham-Shane 2nd. All in favor.

NEW BUSINESS: Russell Smith explained that the owners of Clewley Farms have various farm animals, including chickens and roosters on their property. There has been a complaints from a neighbor regarding the roosters crowing at all hours of the night. Poultry is allowed in the Residential B Zone or the Agricultural Zone, but is not allowed in the Commercial Zone. This property is in a Commercial Zone, except for their land 500' back from Rt.9, which would be agricultural. Charles spoke with them last year and they said they could move them back to the agricultural zone. The owners have also questioned whether this property would be grand fathered and considered agricultural because it was a farm many years ago. Once a property goes unused for a particular use for a period of time, it is no longer grand fathered for that use. The Board feels that according to the Ordinance, he needs to move them back into the Agricultural Zone, at least 500' from Rt. 9.

UNFINISHED BUSINESS: The remainder of the meeting will be a Windmill Ordinance Workshop. The Board members received copies of the Ordinance with their previous changes which they were to review for this meeting. The following are items discussed and more changes to be made to the Ordinance:

Each of the Sections in the Ordinance have been renumbered to make it easier to follow. Denise has not yet gone through the body of the Ordinance to change all references to particular sections to match the new numbering. Frank has made notes of the changes on his copy of the Ordinance and will give it to Denise after the meeting to help as she does this.

The Board will revisit the numbering of the Appendix

Section 102 – Change it to read: “This section of the Ordinance applies to all Wind Energy

Facilities proposed to be constructed or operated after the effective date of the Ordinance, that are 101 kw and above of aggregate rated operating capacity.”

Sections 104.6.9. 6.10, 6.11, 6.14, 6.16, 6.20, 6.23 – Change “5,280” to “7,920”.

Section 105.1.2.3 – Add this Section as: “General Standard, $L_{eqA}(\text{post})$ may never exceed 35

dBA within 100 feet of an occupied structure.” And renumber the current 105.1.2.3 as 105.1.2.4.

Section 105.1.4 – Remove “Starting”

Section 105.2.1.7 – Remove “or Special”

Section 105.8.2 – at the end add “Non-participating property owners may waive this with a written mitigation waiver.”

Section 105.16 – at the end add “and shall result in the immediate revocation of the WEF Operational License.

Section 105.17 – “after scale of the WEF,” add “minimum of 5 million dollars,”

Section 105.18.2 – at the end add “and any amendments and/or replacements thereof.”

Section 109.1 – Change “Dixmont” to “Eddington”

Section 109.2 – Change “Planning Board” to “Board of Selectmen”

Section 110.5 – Change “Dixmont” to “Eddington”

Section 112.2 – Change “Dixmont” to “Eddington”

The Board members will each review the Appendix for discussion at the next meeting.

Tom asked if they were going to address G Force in the Ordinance. There is nothing in it now, but it is coming out as a issue with wind turbines more then in past years. (G Force would be the sound or vibration generated through the ground around the wind mill.) He will look for studies of other industries addressing this, such as mining.

The Board is waiting to hear back from Fire Chief Jim Ellis regarding the Fire Prevention section of the Ordinance.

They will review the Appendix at the next meeting.

The Board members will each review the Residential Ordinance, which Gretchen Heldmann has pulled from the State Wind Mill Ordinance to start working on at the next meeting.

PUBLIC ACCESS:

OTHER BUSINESS: The next regular meeting and/or Windmill Ordinance Workshop will be Thursday, April 22, 2010.

ADJOURNMENT: Meeting adjourned at 8:36 pm by Susan Dunham-Shane, Frank Higgins 2nd. All in favor.

Respectfully Submitted,

Denise M. Knowles