

# TOWN OF EDDINGTON, MAINE

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## PLANNING BOARD

April 11, 2013

6:30 p.m.

MINUTES

**CALL TO ORDER:** Meeting was called to order at 6:30 pm by Tom Vanchieri.

**ROLL CALL:** Members present were Henry Hodges, Tom Vanchieri, Frank Higgins, Susan Dunham-Shane, Gretchen Heldmann, Craig Knight, Mike Shepherd, Charles Norburg and Russell Smith.

**MINUTES:** Motion to accept the minutes of the March 14, 2013 as written by Susan Dunham-Shane, Frank Higgins 2<sup>nd</sup>. All in favor.

**NEW BUSINESS:** Tradewinds has completed an application for a sign on their office building. The sign will be 96' x 144' and will not be lit. Charlie sent information regarding the application to the Planning Board members. Signs are addressed in the Zoning Ordinance under Section 1005. Charles thinks that he should be able to issue a permit for a sign. There was some discussion regarding who should approve sign applications and Charlie was told he could approve this sign. Gretchen responded to the email stating that her interpretation of the Zoning Ordinance regarding Signs was that this would go through the Planning Board. It was noted that the Board needs to address Section 1005.9.3 to limit the sign size to not encompass an entire side of the building.

Russell presented the Board with a letter from Scott Footman requesting a zoning change to Commercial for the property on Map 23, Lot 13, located just before the Town Office on the opposite side of the road. He will be at the next meeting with more information. The Board said that he still does not state the intent or reason why from the December 12, 2012 meeting that he wants it Commercial. This property is bordered by three residences. Robert Maquillan is requesting that zoning be changed to Commercial before he buys it. The Board said they have to justify why they want the Zone Change in their request. Susan feels that it is important to specify that if it is approved, the zone change be contingent on selling it to Robbie. They are not accepting the application as of today because it is not complete because it does not state the nature of the application.

Rodney Buswell is making a zone change request to mixed use for his land that is partially in the Mixed Use District or borders it near the Eddington-Clifton Town Line. He will be at the next meeting.

Both Mr. Footman and Mr. Buswell will need to follow the procedures from Section 108.2.1 for a Zone change. The Board acknowledged that they would need to notify the state if they continually allow zone changes. The Board needs to review the locations of the lots and zoning plan for the Town to see if the proposed changes conform to the intent of the Comprehensive Plan. The Board needs to look at all of the uses allowed in each particular zone and decide if the zoning were changed to Commercial or Mixed Use, would they want all of the allowed uses in that location. It may be helpful to determine what is allowed in the Commercial Zone but not allowed in the Rural Residential Zone, which is what the Footman property is zoned now.

**UNFINISHED BUSINESS:** The Board continued to review the Fee Schedule Ordinance. The following are the items discussed:

Had previously added "Active Outdoor"

Street Opening Fee will be \$25.00

Susan will generate a Fee Page for Eddington for the Board and email to the Board members to review before the next meeting. They can discuss it at the meeting and then send it to the Selectmen.

They will need to go through the Ordinances and insert "Refer to Fee Schedule" where needed.

At the next meeting, they will divide up the ordinances, Zoning, Subdivision, Wind Energy, to make changes to them where needed.

The Planning Board will need to do a Public Hearing for the changes and then the Selectmen will do one with theirs for the warrant articles.

Section 710.2.4, change "Subdivision Ordinance" to "Zoning Ordinance"

The Board would like to look into Public Assembly Ordinances.

**PLANNING BOARD COMMENTS:** Tom informed the Board that 9 x 9 floor tiles have always been acknowledged to contain asbestos, but they now have found that the 12 x 12 tiles also contain asbestos.

Gretchen noted that according to her paperwork, she needs to be sworn in as a Planning Board Member. Russell will review this paperwork. The Board asked if Russell had talked to Charlie regarding the oath forms.

Gretchen will be making a presentation to the Selectmen about the I395 Project at their next meeting. Anyone is invited to attend.

**STAFF REPORTS:** Tom informed the Board that 9 x 9 floor tiles have always been acknowledged to contain asbestos, but they now have found that the 12 x 12 tiles also contain asbestos.

**PUBLIC ACCESS:**

**NEXT MEETING:** The next meeting will be Thursday, April 25, 2013.

**ADJOURNMENT:** Motion to adjourn at 7:47 pm by Craig, Frank 2nd. All in favor.

Respectfully Submitted,

Denise M. Knowles