



# Town of Eddington

906 Main Road Eddington, Maine 04428

**PLANNING BOARD**  
**APRIL 14<sup>th</sup>, 2011**  
**6:30 PM**

**CALL TO ORDER:** Meeting was called to order at 6:36 pm by Tom Vanchieri.

**ROLL CALL:** Members present: Tom Vanchieri, Susan Dunham Shane, Henry Hodges, Gretchen Heldmann, Frank Higgins, Town Manager Russell Smith, CEO Charles Norburg. Motion to make Frank Higgins a voting member for this meeting.  
H. Hodges/S. Shane 2<sup>nd</sup>. All in Favor.

**MINUTES:** Motion to accept the minutes of March 24<sup>th</sup>, 2011 as printed.  
S. Shane/H. Hodges 2<sup>nd</sup>. All in favor.

**NEW BUSINESS:** Discussed exceptions allowed in Residential B. Nicholas Delmonaco, 304 Riverside Drive, Raising of poultry. Nick would like to raise 10 to 12 chickens. Question was does he have to come before the Planning Board for Site Plan Review. Under the current ordinance in Residential B it is an exception that is allowed. Will need to find out if this is going to be a business or a home occupation, how many chickens and what plans on doing. If it is for his own use the Planning Board felt it was fine. If new ordinance passes this would be covered under small scale animal keeping vs. large scale. Motion for Russell to have further discussion to see if it is going to be a home occupation and how many chickens is he going to have and if it is going to be for his own use or commercial. If commercial he can apply under Special Exception.  
S. Shane/G. Heldmann. All in Favor.

**UNFINISHED BUSINESS:** Maple Leaf Construction-Site Plan Review. Never was a use, approved by the Planning Board. He needs to apply for a Site Plan Review. He is in the commercial zone and operating a business that has never been permitted. He needs to redesign the sign that was submitted and remove the sign he has.

Susan Shane gave an overview of the Public Hearing that was held at the Holbrook Jr. High School on the application for the Wind Facility in Clifton by the Clifton Planning Board. A couple items that came up that we may want to revisit in our Wind Energy Ordinance are as follows:

1. Review test descriptions.
2. Do we have a sub-station loop hole.
3. Check on fluid storage.

Zoning: Need to contact Bill Najpauer to get the changes to the ordinance from last summers Public Hearing and the meeting of December 15<sup>th</sup>, 2010.

Need to revisit the use chart as some uses are restricted in Rural Residential. Go back through minutes and check on any changes to the Zoning Ordinance that have been discussed.

204.3.1 – Appeal Procedure: need to revisit. Appeal clock starts on Planning Board review appeal. Rewrite more clearly.

401.6 – Additional information. Work on so is clear.

401.7 – Comment on waivers: if can waive anything than don't have an ordinance.

402.1.3 – Need to add.

404.1.3 – With renumbering (404.1.2) need to decide wording.

Gretchen to add a mark \* to the Zoning Map about the Shoreland District.

Wording on Methadone Clinic. Attorney Gilbert will get some wording and Frank Higgins will bring in what Brewer has.

Community Living

Frontage, Driveway and R.O.W. current setback is 10 feet all around. Driveway can abut property line in residential. In commercial would be different.

**PUBLIC ACCESS:** None

**ADJOURNMENT:** Motion to adjourn at 7:34 pm.

G. Heldmann/F. Higgins 2<sup>nd</sup>. All in Favor.

Respectfully Submitted,  
Russell J. Smith