



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

May 4, 2010

6:30 p.m.

MINUTES

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

ROLL CALL: Members present were Henry Hodges, Tom Vanchieri, Frank Higgins, Susan Dunham-Shane, Jeff Thurlow, Charles Norburg, CEO, Russell Smith, Town Manager and Bill Najpauer from Renaissance Planning. Gretchen Heldmann had an excused absence.

PUBLIC HEARING **ZONING AND SUBDIVISION ORDINANCES**

Tom Vanchieri opened the Public hearing at 6:32 pm. In his opening statement he explained that the Comprehensive Plan had been approved in 2004. The Town was awarded a \$12,000.00 Implementation Grant, which enabled them to hire Renaissance Planning, Bill Najpauer and Sara Flaks, to help the Board in this process. The Draft of Zoning Ordinance and Subdivision Ordinance are being presented to the residents tonight to solicit feedback, which may be used to modify the plan if needed before it is adopted.

Susan Dunham-Shane discussed the contents of Chapters 1 through 7 in the layout of the Zoning Ordinance along with the Zoning map. Frank Higgins outlined Chapters 8 through 11 of the Zoning Ordinance. Henry Hodges explained the work done to the Subdivision Ordinance.

The meeting was then opened to the Public and the following items were discussed in the Zoning Ordinance:

A resident questioned the setbacks in the Rural A District. Bill explained that part of the reasoning for the setbacks was for fire safety and as lot size gets larger, setbacks get larger to center development on the lot. This keeps development of neighbor lots more rural as the size increases. The Board further explained that the 50' setback refers to the primary structure on a lot, accessory residential structures have a 10' side and rear set back. They will discuss setbacks further at the May 5, 2010 meeting. The Board of Selectmen are welcome to attend the workshop. They will also address frontage for the Conservation and Rural A Districts. (and how to deal with lots of less than 4 acres in Rural A)

It was decided to add language to clarify that the eaves of a building are part of the structure because the definition of a setback specifies "any part of the structure"

108.1.4 – A resident questioned whether "local" should be inserted before "voters". The Board will discuss this further.

1005.4 – Because this section limits real estate signs to one, a resident questioned if in the Shoreland Zone there could be a provision that two signs are allowed for part of the year with one on the road and one by the water. Charlie will research this in the Shoreland Zone Ordinance. (will change section to specify a common sign on the road)

Any land located in a Shoreland Zone is governed by the rules of the Shoreland Ordinance and are shown on the Shoreland Zone Map. (May want to change wording to clarify this in the Zoning ordinance)

1002.2.6 - There were questions regarding noise standards, measurement and acceptable hours for higher Standards. The current noise standard is regulating manufacturing and business operations coming before the Planning Board. The Board will work to clarify the applicability of the noise standards and acceptable hours of operation. (some felt that 7:00 am was too early)

The Board will further discuss Earth Moving, specifically the change requiring a permit for moving 300 yards, which was previously 1000 yards.

There was question regarding the Commercial Zone around Peavey Manufacturing and it will be revisited at the next meeting.

They Board will have a workshop with Renaissance Planning on May 5, 2010 at 6:30 pm.

Public hearing closed at 7:50 pm.

ADJOURNMENT:

Respectfully Submitted,

Denise M. Knowles