

# TOWN OF EDDINGTON, MAINE

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## PLANNING BOARD

May 9, 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, Gretchen Heldmann, Craig Knight, Mike Shepherd and Charles Norburg. Motion that Mike Shepherd vote in place of Susan until she arrives by Frank, Henry 2<sup>nd</sup>. All in favor. Susan Dunham-Shane arrived at 6:35.

**MINUTES:** Motion to accept the minutes of the April 11, 2013 meeting after adding “Henry abstained from voting on the minutes because he was not at the March 14, 2013 meeting.” by Henry, Gretchen 2<sup>nd</sup>. All in favor.

**NEW BUSINESS:** Denise passed out Oath Forms to each Board Member and they will take care of them at the end of the meeting, along with the election of Chair and Vice Chair.

The Board members were each given a copy of a new letter from Robert Maquillan Sr, which stated: “It is my intent to purchase a parcel of property currently owned by Scott Footman located in the Town of Eddington. This purchase remains contingent of a zoning change to commercial use. At this time I can only speculate as to potential use of this property. I am currently looking into several uses such as self-storage buildings and office spaces. I have no immediate plans or drawings as to use of the property and as always I will submit any such ideas to this planning board. I appreciate your time in this matter, and I am available for further questions.”

Because they are not specific as to the use, if the zoning is changed to Commercial, it would allow many things in that area that may not be appropriate. Frank thinks the Board needs to look at the property in question and decide if changing the zoning to Commercial would follow the Comprehensive Plan. Tonight they should decide if the application is complete and then would have 30 days for a Public Hearing. Susan said that commercial businesses in Town could help the tax base and bring in tax money, but we would want low impact businesses. When the Comprehensive Plan was done the Board has asked about putting a commercial section along Rt. 9, but were told by the state administration at the time that it was not allowed. Gretchen said that the administration now feels a little differently about this.

Charlie said they could consider having the first 200’ along Rt. 9 zoned Rural Residential with the area in back as Commercial. Not all Board members agreed. (The lot is located on Map 23, Lot 13 and is 21.94 acres.) The owner of the land, Scott Footman has requested that the Planning Board/Town change the zoning to Commercial. The Board would like public input on this matter. They cannot make a zone change contingent of Robert buying the land. They need to determine if our Comprehensive Plan would allow Commercial business and then make a recommendation or no recommendation to the Selectmen for the Zone change. Frank understands the ordinance to mean that the application should state the nature as commercial and not the particular use. They are not making a decision on a use, but a zoning change decision.

Motion that we accept the application from Robert Maquillan or Scott Footman as complete and within 30-days we will schedule a Public Hearing contingent on payment of the Fees as determined by the Town Manager or Selectmen by Frank, Henry 2<sup>nd</sup>. All in favor.

In regards to the zone change request to Mixed Use from Rodney Buswell, the Board needs more information. Motion that we table the discussion for a zone change to Mixed Use by Rodney Buswell because the letter does not state the nature, extent and location of the boundary change proposed and does not contain a scale drawing showing the areas to be changed with dimensions by Susan, Frank 2<sup>nd</sup>. All in favor.

**PUBLIC ACCESS:** Al Belanger and Cindy Horton came before the Board because they have an island on Eddington Pond with an old rotting shed that they want to tear down and build a new one to replace it. The island is called Skull Island and the new structure would be further from the water than the old one. Charlie has been to the island and any move of the building would be for the better, new one to be 12' x 16'. They are doing nothing to the cottage, just replacing the shed. They have a completed application, map, etc. According to the Shoreland Zoning Ordinance, regarding nonconforming lots, 12.C(3), reconstruction must be in compliance with the water body, tributary stream or wetland setback requirement to the greatest practical extent as determined by the Planning Board. The new shed will be 40' from the high water mark and no trees will need to be cut.

Motion that upon review of all of Mr. Belanger and Ms. Horton's paperwork, that we see no conflict with the Shoreland Zoning Ordinance particularly with removing the old shed and replacing it with a new 12' x 16' shed, subject to it not being any closer to high water mark than current shed, no trees will be removed and at a location determined by the Board to be located at the greatest extent practical as noted on the plan submitted by Susan, Frank 2<sup>nd</sup>. All in favor.

**UNFINISHED BUSINESS:** Fee Schedule Review: Susan prepared paperwork comparing the old and new proposed fees. The following changes were discussed:

1. Correct the spelling of "Schedule" in the title.
2. Remove the line "New....." under Flood Zone Permit, Major
3. In Mobile Home Parks, change all \$1.00 fees to \$2.00
4. In RV/Campground, add "Each additional space is \$2.00" under First Renewal
5. Susan will put the Wind Tower Fees onto the Chart.

Move that we accept the Fee Schedule as typed by Susan and it will be passed to Russell Smith to pass to the Selectmen by Susan, Frank 2<sup>nd</sup>. All in favor.

The Board members should review the two sheets from Denise of items to revisit regarding changes to the ordinances. They should have it ready to vote on at the Special Town Meeting that will be held for the Footman Zoning Change.

Gretchen cannot be here for the May 23, 2013 meeting and Tom may not be able to make it also. They can send in their comments for the review items. The Board will discuss the two sheets at the next meeting.

Motion to leave the Chair and Vice Chair positions as it is by Henry, Frank 2<sup>nd</sup>. Any more nominations?... No. All in favor of the motion.

Denise passed out a flyer for Local Planning Boards and Boards of Appeal upcoming classes. Everyone can let the Office know if they are interested in attending.

Each Board member and Charlie read their Oath form and signed them.

**PLANNING BOARD COMMENTS:**

**STAFF REPORTS:**

**NEXT MEETING:** The next meeting will be Thursday, May 23, 2013.

**ADJOURNMENT:** Motion to adjourn at 8:18 pm by Craig, Henry 2nd. All in favor.

Respectfully Submitted,

Denise M. Knowles