

# TOWN OF EDDINGTON, MAINE

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## PLANNING BOARD

May 10, 2012

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, Mike Shepherd, Gretchen Heldmann, Craig Knight and Russell Smith, Town Manager. Susan Dunham-Shane and Charles Norburg, CEO have excused absences. Motion to make Mike a voting member for Susan for tonight's meeting by Frank, Gretchen 2<sup>nd</sup>. All in favor

**MINUTES:** Motion to accept the minutes of the April 26, 2012 as written by Frank, Henry 2<sup>nd</sup>. Gretchen has emailed the changes to the minutes that she requested under the New Business section and she reviewed these with everyone. Motion to accept the changes from Gretchen by Henry, Frank 2<sup>nd</sup>. All in favor. Motion to accept the minutes with the changes noted by Gretchen by Henry, Frank 2<sup>nd</sup>. All in favor.

## PUBLIC HEARING

Tom opened the Public Hearing for Chris Shirland's Auto Repair Business at 231 Main Road at 6:36 pm. Elisa Simpson, of 220 Main Road, expressed her concerns that the new business would be a public nuisance and the enjoyment of their home will be lost because of the odors, gases, dust, loud noises and smoke. She also has concerns about pollution of the soil or stream or underground water supply and that these could decrease the value of homes in the neighborhood. The Shirlands explained that they have been doing work in the garage for 5 years so the new business should not be a bother to the neighborhood.

Richard Dumond of 215 Main Road, clarified that it would be just Auto Repair and stated that this type of business can be operated in a residential district and not disturb the neighborhood. He is concerned about chemical spillage. There is drainage behind his house that comes down beside his property and across the road that looks like it contains chemicals. Gretchen explained that some organic compounds can create an oil-like sheen. Chris Shirland explained that all chemicals will be stored in the building and there are no drains in the garage. He will be the only employee.

The Public Hearing closed at 6:48 pm.

**UNFINISHED BUSINESS:** The Board continued with the Site Plan Review for Mr. Shirland. Auto Repair is an allowed use in this Zone, as long as it operates within the noise limits. He does not want to work outside and if he works with the garage doors opened, the noise would be larger. He will be using air tools and an air compressor that will create noise. If a noise issue arises later, they will have to address it. The garage will have a furnace, but no AC. Mr. Shirland will not be selling cars. There will be a dumpster on a gravel base by the fence on the roadside of the garage. He will be disposing of cardboard and antifreeze and oil containers into the dumpster. He is very careful and will put the covers back on the containers that they put in dumpster. He has been talking with Clean Harbors for future disposals. The Board reviewed the checklist of the Application.

Motion that we approve the Site Plan Review Application with the following stipulations: 1. work is restricted to 7 am to 5 pm 6 days a week, no Sundays. 2. No work outside the garage other than what is necessary to move a vehicle. 3. No auto body work. 4. No outside storage of parts, chemicals,

oil, solvents or antifreeze. 5. No floor drains in the work area. 6. No lighted sign. 7. And that the business will be operated according to the answers given by the applicant at the last meeting, by Gretchen, Frank 2<sup>nd</sup>. All in favor.

James Glidden came back before the Board to discuss his proposed Airsoft Field Business. He has had a setback on the piece of land he was going to use on the Clewleyville Road and has measured his back lot and brought in a sketch of a new proposal using his land at 508 Riverside Drive. He is on the riverside of Rt. 178 in the Rural Residential Zone. Mr. Glidden brought in some examples of the guns that are used for this sport and demonstrated the sound of the guns. The Insurance Company requires that the guns not be used on full automatic. Eye protection must be worn at all times. He plans to put up a fence the whole length of his property with another picket fence inside and a screen over the top. The Board recommended a window screen mesh cover over the top so that birds could not digest the pellets. We do not list anything of this nature of business in our District Use Chart. The Board feels that it will come under Commercial/Service less than 3000 square feet. (this would be just counting the buildings.) His property is a long skinny piece of land and the neighbor's properties are close to his range. The Board advised Mr. Glidden that he needs to find another piece of land.

Changes to the Ordinance have to be voted on at a Town Meeting. The Board reviewed the Ordinance to try to find a place it would fit into. They would like Russell to ask the Town Attorney if Cottage Industry would cover this type of business.

Gretchen suggested that the Use Chart be changed to include Paint Ball, Archery, Shooting Range, etc. The Board will work on the changes.

#### **NEW BUSINESS:**

**STAFF REPORTS:** Russell informed the Board about an EMDC Workshop on Friday, July 13, 2013 at the Audubon Field House on Fields Pond. Tom and Henry will go, Gretchen and Frank will pass, he will have to check with Charlie, Craig and Susan and Mike will email him after he checks his schedule.

Russell also told the Board that Chris Winstead, from Mike Michauds office stopped by the talk to him regarding the I395 extension. Gretchen said he is from the DC office. He said they are happy to hear any comments and they are on our side. The Public Hearing transcript is not on the DOT Website. There will be no answers to any of the question from the meeting until they issue their next report in about 6 to 8 months. .

#### **PLANNING BOARD COMMENTS:**

**PUBLIC ACCESS:** Carol Bouchard of 230 Main Road addressed the board regarding the Shirland Application. She is concerned about the sign that will be on the property, that the yard is not junked up and there is not a spot light shining into her yard. The Board assured her that there would only be motion lights on the doors of the garage, one small sign by the road that he will drag in at night and there will be no work outside.

**NEXT MEETING:** The next meeting will be May 24, 2012. .

**ADJOURNMENT:** Motion to adjourn at 7:40 pm by Henry, Craig 2<sup>nd</sup>. All in Favor.

Respectfully Submitted,

