



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

May 12, 2011

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 Tom Vanchieri, Henry Hodges, Frank Higgins, Susan Dunham-Shane Gretchen Heldmann, Michael Shephard, Charles Norburg, CEO and Russell Smith, Town Manager. Frank was sworn in as the new full time member. Michael was sworn in as the new alternate member. Everyone introduced themselves to Mr. Shephard.

MINUTES: Motion to accept the minutes of the April 14, 2011 meeting by Frank Higgins, Susan Dunham-Shane 2nd. All in favor.

NEW BUSINESS: Wilbur Libby, Jr. came before the Board with his site plan application for an additional business to go along with the Junk Yard. His father has signed the Junk Yard over to him. He has a small construction Company and would like to store and sell mulch and gravel eventually. The new business would encompass about 5 acres of his land. (3 acres out front and 2 acres in the back lot) There are two lots, both in Wilbur Jr's name and taxed as separate lots. He plans to move the railroad cars to the back parking area. (They are being taxed as permanent structures) He is on city water and has his own septic system behind the house trailer. He buys the product elsewhere and delivers it to customers now. He would like to stock pile the products at his house. He feels he will be delivering most of the product, but will sell some to customers that will pick it up. Wilbur has also taken out a building permit for a chicken coop and greenhouse. If they are 500' from Rt. 9, they will be in the agricultural zone.

The Board reviewed the drawing with the application. The Board said the map needs to include the entire parcel, be drawn to scale, show property dimensions and boundaries, show a more accurate shape of the salvage yard, and put the lot into the right proportion and perspective. It should also include measurements of structures and show distances to road and property lines.

The Planning Board shall have a Public Hearing at the May 26, 2011 meeting. Wilbur should update his map with the items mentioned above for the Public Hearing. Tom and Frank will be gone for the May 26, 2011 meeting.

UNFINISHED BUSINESS: Robert Maquillan is looking at several properties and is still interested in the Scott Footman property across from the Town Office. This property is currently zoned Residential B. Russell mentioned that the Comprehensive Plan had a Service District in the area around the Town Office on both sides of the road. According to the description, Service District does not include auto sales or repair. The next step is to go to the Board of Appeals to get a change of zone. A Zone change requires a Special Town Meeting. Page 21 of the current Zoning Ordinance gives the instructions for a Zone change.

Russell has spoken to Mr. Delmonaco of 304 Riverside Drive and he plans to have chickens for his own use and not for commercial use. This is an allowed use in his zone.

**The Board wanted to note that it should be put in the ordinance somewhere to limit the number of chickens allowed and put restrictions on roosters in Animal Husbandry. It was suggested to set the limit dependent on the zone, size of the lot or whether personal use or commercial use. No roaming, stay on their own lot and restrict roosters by zone.

Zoning Ordinance – The Board discussed the copy of the Zoning Ordinance received from Bill Najpauer. This last draft does not have the changes discussed in December and January. The contract expired in May of 2010, but Bill has said he would continue to work with us until the Town voted on it. Bill was supposed to work with the state on changes to the Comprehensive Plan also. We can make the changes ourselves if we have to. There will be another Public Hearing after everything is finalized.

The Board starting reviewing Charlie Gilbert's comments on the Subdivision Ordinance. The following are some of the items discussed:

103, page 1, second bullet, take out "clarify" and put in "apply"

103, page 1, third bullet, add "in conformity with the Comprehensive Plan."

104, page 1, after development add "and conversions"

201, page 2, reword to read: The Planning Board shall consider "a subdivision application based on" the following criteria and before granting approval must "be convinced by a preponderance of the evidence. Remove "determine that"

201.1, page 2, In the second sentence, change "it" to "the Board" – The Board would like Denise to email Charles Gilbert and ask him for clarification of how he wants this section written.

201.13, page 3, leave as is

201.2, page 2, Add "including, without limitation, fire suppression and control." at the end.

201.10, page 3, change "subdivider" to "applicant"

When the Board gets to the Definitions, they should tighten up the "farmland" definition.

302.2, page 5, leave as is

302.6.1, page 5, remove "a consultant" and add "consultants"

302.9, page 6, The Board would like Denise to email Mr. Gilbert and ask him how this section should be written.

302.12.1, page 7, at the end add " within 90 days." Ask Mr. Gilbert what he means by "a requirement that this provision be included on the mylar"?

302.16, page 8, leave as is, note does not pertain to this section

306.3.1, page 14, at the end add "This statement shall be noted on the mylar submitted for recording at the Penobscot Registry of Deeds. Also noted on the mylar should be Section 501.7 verbatim."

501.7 page 21, at the end add "This statement shall be noted on the mylar submitted for recording at the Penobscot Registry of Deeds. Also noted on the mylar should be Section 306.3.1.j verbatim."

PUBLIC ACCESS:

ADJOURNMENT: Motion to adjourn at 8:20 pm by Susan Dunham-Shane, Henry Hodges 2nd. All in favor.

Respectfully Submitted,

