



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

May 13, 2010

6:30 p.m.

MINUTES

CALL TO ORDER: Meeting was called to order at 6:35 pm.

ROLL CALL: Members present were Tom Vanchieri, Susan Dunham-Shane, Gretchen Heldmann, Frank Higgins, Jeff Thurlow and Russell Smith, Town Manager. Henry Hodges and Charles Norburg have excused absences. Motion to make Frank Higgins a voting member for the meeting of May 13, 2010 by Susan Dunham-Shane, Gretchen 2nd. All in favor.

MINUTES: Motion to accept the minutes of the meetings from October 26, 2009 through April 22, 2010 with the previously noted change from Gretchen to the April 8, 2010 in reference to the wording of section 102 by Gretchen Heldmann, Susan Dunham-Shane 2nd. All in favor.

NEW BUSINESS: Robert Maquillan, owner of Auto Works, came before the Board to discuss the Site Plan Review application to start the process to get a Used Car Dealers License from the State of Maine to sell vehicles occasionally at his location. He will need paperwork signed to apply to the state for the license. His application contained a diagram of the current building and parking and proposed display areas. He plans to have the car display area in front around the curve and to the right of the parking area. There are two apartments behind the garage, and they all park behind the building. The sign will stay the same.

He is currently allowed 15 cars in the yard for the auto repair. With the expansion of the business, the Board discussed their concerns about controlling the number of vehicles allowed at the location, but not wanting to hinder the growth of the business, they agreed to allow 20 vehicles for sale, 15 vehicles for garage work and 8 vehicles preparing to be sold. All agreed that Mr. Maquillan's business was a positive asset to the Town, but they felt the need to set some limits on the number of vehicles allowed to alleviate any problems should someone else own the business in the future. All parking and display areas must match the application and meet all State and Town setbacks.

Motion that we move from Site Plan Review to Public Hearing at the May 27, 2010 meeting with appropriate notification sent to necessary residents by Susan Dunham-Shane, Frank Higgins 2nd. All in favor. Susan suggested that Robert add the display area to the computer print out of the parking.

Mr. Maquillan also mentioned that he may be back before the Board later with an application to expand his building. He would like to add an office area and another lift. Frank Arisimeek owns the business and they are discussing their options at this time.

UNFINISHED BUSINESS: Gretchen reminded the Board that she will be gone from July 15, 2010 into August.

Gretchen called Stephenie MacLagan of the Shoreland Zoning Unit of the DEP at the Bangor office regarding our Shoreland Zoning Map and was told that our last map update was in 1997. The people in the Resource Protection area will need to be notified by certified mail. They will need to identify these lots from the parcel layer map being done by Bill Najpauer for the Zoning Ordinance. The map Gretchen has started is correct and matches Ordinance and Shoreland Zoning regulations. She needs to add the slopes over 20%. A letter needs to be sent to Stephenie MacLagan stating that the Town is working on updating the map to come into compliance. Resource Protection is state mandated, the town is only the messenger. These updates will affect some land owners in that they cannot develop within 250'. Houses in the protected area will become Limited Residential zone.

Susan has spoken to Mike Mannion and he is not available to be an alternate on the Planning Board. The Board would like to put something on the Town Website about looking for an alternate. Frank will contact Drew Caron.

Susan said she noticed that the Campground on Rt. 178 is now advertising tanning and a camping store and wondered if they were permitted for those uses.

The Board questioned whether there was a time limit on finishing a project because Wilbur Libby's garage is still not finished and he is starting to accumulate a few vehicles out front.

A new resident on Sprucewood or Grandview Drive was told that after the lawsuit (in regards to the unfinished road in that development) is settled the road would become a Town Road, which is wrong. Sprucewood needs to be brought up to specs and Grandview and Comins Lane need the last coat of permanent pavement.

PUBLIC ACCESS:

OTHER BUSINESS:

ADJOURNMENT: Meeting adjourned at 7:36 pm by Susan Dunham-Shane, Gretchen Heldmann 2nd. All in favor.

Respectfully Submitted,

Denise M. Knowles