

TOWN OF EDDINGTON, MAINE

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PLANNING BOARD

May 30, 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 Tom Vanchieri, Henry Hodges, Frank Higgins, Gretchen Heldmann, Craig Knight, Susan Dunham-Shane and Charles Norburg. Michael Shepherd has an excused absence.

MINUTES: Motion to accept the minutes of the May 9, 2013 meeting as written by Frank, Susan 2nd. All in favor.

NEW BUSINESS: Dan Thornton of Thornton Construction came before the Board with information about a Quarry that he is interested in operating on Riverside Drive, at the Eddington and Bradley Town Line on Map 9 Lot 19. The land is owned by Hilglen, Inc of Illinois and managed by Mike Cole of Complete Land Management. It is a 300+ acre piece of land used primarily for timber harvesting. They would like to use the front piece of property to develop a quarry and then they will make it into a pond for the landowner. The paperwork at the Town Office showed that part of the land was put into Tree Growth in 2012. They will have to take the part that they want to develop out of Tree Growth and will have to pay the necessary penalties.

Thornton Construction has 5 gravel pits and one rock quarry now that they have worked with DEP on. They plan to go 20' deep into the bedrock, yielding 1600 cubic yards per acre per foot. There is 4 to 5 feet of overburden in some places. It will be located 250' to 300' off the road. A neighbor's driveway borders the line. The road into the property goes about ¼ to ½ a mile and then turns to the right. They will have to do a blast survey before they start blasting.

The Board told Mr. Thornton that he would need to refer to Sections 709 and 809 of the Zoning Ordinance for further regulations regarding this type of project. He should also review the section on Erosion Control. It will need to be reforested all the way around the area for beautification. In his previous experience in Milford, the DEP did not recommend a fence around the pond so that the wildlife can access it. There are some DEP regulations that they will have to follow: 100' set back and 75' wetland delineation. They work closely with DEP and will submit an Operation Plan. The material will be used for the dam project.

Mr. Thornton needs to draft an application and get his material to the Board 7 days before the June 13, 2013 meeting to be put on the agenda. After they review the application at a meeting and everything is complete, they will set a Public Hearing date. He needs to talk to Liz Morin, the Tax Assessor, about taking the land out of Tree Growth. Any buildings or new utilities should be included in the plan. He needs a letter from the owner giving permission to do the project. The DOT will require a sign for "Trucks Entering" Charles Norburg will need copies of any agreements with DOT. He would like to be on the agenda for the next meeting.

PUBLIC ACCESS:

UNFINISHED BUSINESS: There has not been any contact or fees paid from Scott Footman. They will table it until the necessary fees are paid.

There has been no new information from Rodney Buswell either.

In regards to the proposed new Fee Schedule; Susan made the changes to the chart and sent the new Schedule to Shawna to put into the Selectmen's packet for their review. They have not had a meeting to receive it yet.

No one is interested in taking the Planning Boards Class. Some may be interested the next time it is offered at a closer location.

The Board started to review the two sheets from Denise of items to revisit regarding changes to the ordinances. The following items were noted:

1. Charlie will work on updating the Site Plan Application and will review all of the other applications.
2. Susan found that these items need to be added to the Definitions: Antique Sales, Fuel Storage, Portable Sawmills, Restaurant, Transfer Station, Recycling/Waste Truck/Freight Terminal, Home Office, Home Occupation, Horticulture/Silviculture, Individual Private Campsite, Log yard, Lumber Mills/Sawmills, Riding Stables, Roadside Farm Stand, Timber Harvesting, Cemetery, Hospitals/Clinics, Nursing Home, Household Pets
3. Need to add Churches/Place of Worship and a definition. Susan will email Charlie Gilbert to find out if we can preclude churches from the Rural Agricultural Zone.
4. In the title for the definition of Congregate Care, add “/Assisted Living”
5. Section 7.09, Noise Standards, Leave as is
6. Section 710.2.4, change “subdivision” to “project”
7. Section 802.2.7, add “shall comply with current state statute” so don't need exact number.
8. Section 804.3, change “subdivision” to “project”. No two-pit rule. Come back to this section to see if they want to change subdivision to project in both places in the paragraph. There was some discussion about the note from Charlie Gilbert regarding recording the septic plan at the registry.
9. Section 805, revisit to decide if they want to change “subdivision” to “project”. If a project is going to use_____ cubic feet of water, it needs to be specified. Frank will research what Brewer does for water regulations. What if the person who owns the property doesn't own the land where the water is? (Revisit Sections 804 and 805)
10. There is no need to put in that the CEO will inspect the site during work.
11. Develop a form that is for a “Permit Sign Off”
12. Work on adding a section for street opening and culvert for a new project specifying that it should be new. Have to apply for a permit for a street opening and pay a fee. Frank will provide language for Street Opening.
13. Section 901.1, add that “If they dig in a street right-of-way they must contact CEO for a Street Opening Permit. All driveways, entrances and roads that access onto a Town roadway shall be required to obtain a permit and pay applicable fees.
14. Section 1001.2.4, Replace “refer to the Sign Ordinance” with “refer to Section 1005, Signs”
15. Section 1005.9.3, Address this to limit the sign size to not encompass an entire side of the building. Replace the second sentence with: “No sign mounted on a building shall be higher than 6' from the point of attachment and no sign mounted on the building shall exceed 60% of the width or length of the wall which it is mounted.”
16. Section 1007.8.2, Charlie has not found anything on state requirements for Camp Sites. Tom will look into this.

17. Need to add a Section 1011 with regulations for Active Outdoor Recreation. In the definition for this, add Paint Ball, Archery, Shooting Range, etc.
18. Add "Outdoor" to "Passive Recreation"
19. Talk about Rights Based Ordinances in the future.
20. Section 1005.2.5, Rules for internally lit signs, Gretchen will work on this.
21. Section 1005.9.2, Add the wording from the Old Sign Ordinance back into this. "No freestanding sign shall extend more than twenty (25) feet above grade at its point of installation. Maximum display area of the freestanding sign shall be 50 (fifty) square feet on each side."
22. Water Extraction, leave as is. There are regulations for Car Washes regarding water usage.

Assignments were passed out as follows for Ordinance work:

Susan will work on the Wind Ordinance Changes

Gretchen will work on the Definitions, Sign Lighting and Active Outdoor Recreation

Frank will work on Water Hook and Street Opening information

Henry will go through the Ordinance to see where the Fee Schedule is referenced.

Tom will check Campsite Rules.

PLANNING BOARD COMMENTS: Susan wants Charlie to check out the McKay sign. Commercial signs are not to exceed 50 square feet and a height of 25'.

The Board would like Charlie to check into Chris Shirland's Home Occupation. There have been vehicles left outside in disrepair and at the Public Hearing for his application; his neighbors were concerned about vehicles being left in the yard.

STAFF REPORTS: Denise informed the Board that Russell was home healing from his surgery to remove a tumor from his colon. He got an infection while in the hospital and has a nurse coming in to change the dressing. He is feeling better and will know more after he goes to the cancer doctor.

NEXT MEETING: The next meeting will be Thursday, June 13, 2013.

ADJOURNMENT: Motion to adjourn at 8:42 pm by Henry, Frank 2nd. All in favor.

Respectfully Submitted,

Denise M. Knowles