

TOWN OF EDDINGTON, MAINE

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PLANNING BOARD

June 9 2011

6:30 p.m.

MINUTES

CALL TO ORDER: Meeting was called to order at 6:32 pm by Susan Dunham-Shane.

ROLL CALL: Members present were Susan Dunham-Shane, Frank Higgins, Henry Hodges, Michael Shepherd, Craig Knight, Gretchen Heldmann, Charles Norburg, CEO, and Russell Smith, Town Manager. Tom Vanchieri has an excused absence. Motion to make Mike a voting member tonight by Gretchen Heldmann, Frank Higgins 2nd. All in favor.

MINUTES: Motion to accept the minutes of May 12, 2011 meeting by Frank Higgins, Henry Hodges 2nd. All in favor.

UNFINISHED BUSINESS: Russell informed the Board that Wilbur Libby could not make tonight's meeting and would be at the next meeting. At the last meeting, Mr. Libby was asked to redo the map to scale showing lot lines, etc. The Board reviewed his second map submitted. They have some problems with the following items. 1. The scale of the map. 2. There is no location of proposed or existing access driveways. 3. There are no lighting locations shown. 4. There is no sign location. 5. Some information from the first map needs to be added to the second one. The Board decided to return the application to Mr. Libby with a note that it is unacceptable. The Public hearing will be postponed until a correct map is returned. They would like Charles Norburg to return the map and tell Mr. Libby the Board's comments. They would also like to give him a copy of a previous site plan map for him to use as an example. They suggested Dick Coffin or Four Paws site plans. Motion to table Wilbur Libby's application pending information referred to in the minutes and refer him to the Site Plan Review Application instructions, page 5, Section 1032 by Gretchen Heldmann, Henry Hodges 2nd. All in favor. (the Board also noted that he has siding on his garage now.)

Gretchen had to leave the meeting. Motion to make Craig Knight a voting member for tonight by Frank Higgins, Henry Hodges 2nd. All in favor.

NEW BUSINESS: Charles Norburg was asked to check the Handbag business. They are not using the full round about driveway to alleviate traffic problems. She had a yard sale and the business was opened and there was a lot of vehicles on the roadway.

Russell spoke with Bill Najpauer about getting final drafts of the Zoning Ordinance with all of the changes on it. Bill said he will help with any wording, but he did not make any changes to the ordinance to reflect the last meetings reviewing the lawyer's notes.

OTHER BUSINESS: The Board continued their review of Charles Gilbert's notes regarding the Subdivision Ordinance. The following are the changes recommended:

1. Section 303.1.5 – Add this section with the wording: “If applicant proposed to include less than all of is contiguous land in the wood lot subdivision, the plan shall specifically identify the excluded land on the plan.”
2. Section 303.2 – Remove “the Planning Board shall write directly on the Final Plan the following conditions of approval.” and “This is approval as a woodlot subdivision” And add : “the final plan to be duly signed and recorded must contain the following conditions of approval:” Then number the three sentences in the rest of the section. “1. No permanent . . . 2. No subsurface . . . 3. The subdivision . . .”
3. Section 303.3 – Add this section with the wording “No lots in an approved wood lot subdivision may be sold or offered for sale for purposed other than wood lot management without further approval of the Planning Board, subject to such additional conditions as the Planning Board may require under this ordinance.”
4. Section 304.2.1 – Add “The sketch plan shall depict all contiguous land owned by the applicant even if the application is for a subdivision or less than all the applicant’s land.”
5. Section 304.2.6 – Leave as it is.
6. Section 304.3.2.1 – Add “including all contiguous land owned by the applicant.”
7. Section 304.3.2.2 – Add “and any other contiguous land of the applicant.”
8. Section 305.2.3 – Add “including all contiguous land owned by the applicant.” at the end of the first sentence.
9. Section 305.2.7 – In the fourth line, change the word “design” to “concept”
10. Section 305.3.1 – Indent the sections and subsections.
11. Section 305.3.1.f.5 - Add “entire” before tract.
12. Section 305.3.1.f.7a – Leave as it is.
13. Section 306.1 – Remove “make sure” and replace with “determine whether”
14. Section 306.2.1 – Leave as it is.
15. Section 306.2.5 – Add “No application shall be finally approved unless any guarantees required by this section have been furnished and accepted as satisfactory by the Town.”
16. Section 306.2.6 – In the second sentence, after to the applicant, add “after expiration of the appeal period set forth in Section 302.12”
17. Section 306.3.1.j – Remove the wording and replace it with “ The final plan submissions shall contain the following statement: All subdivision roads shall be constructed or improved to meet design standards contained in Chapter 9 of the Zoning Ordinance. All subdivision roads shall be considered private ways until accepted as a public way by the Town of Eddington. 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.”
18. Section 403 – Leave as it is
19. Section 404 – Leave as it is.
20. Section 406.1.3 – Add “or such other specific evidence of financial capacity as the Planning Board may reasonably require.”

PUBLIC ACCESS: None

NEXT MEETING: The next meeting will be June 23, 2011. Gretchen and Henry will not be there.

ADJOURNMENT: Motion to adjourn by Frank Higgins, Mike Shepherd 2nd. All in Favor.

Respectfully Submitted,

Denise M. Knowles