

TOWN OF EDDINGTON, MAINE

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PLANNING BOARD

June 12, 2014

6:30 pm

MINUTES

CALL TO ORDER: Tom Vanchieri called Meeting to order at 6:31 pm.

ROLL CALL: Members present were Tom Vanchieri, Frank Higgins, Susan Dunham-Shane, Henry Hodges, Gretchen Heldmann, Craig Knight, and Charles Norburg, CEO. Mike Shepherd has an excused absence.

MINUTES: Minutes were tabled because they were not available.

UNFINISHED BUSINESS: The Board continued their review of the updated Site Plan and Review Criteria for Tradewinds application for a new cold storage building located on an existing slab on their lot beside the store. Dan Barker was not present. They went through the provided narrative as it applies to Section 402.

402.3 Gretchen questioned if the Board had previously voted to accept as complete and she was told yes, with the exception of a narrative and building plans. Motion to accept

By Susan/Henry 2nd. Vote 4-0

402.4 Motion to accept

By Henry, Frank 2nd. Vote 4-0

402.5 Motion that it provides adequate storm water management

By Frank/ Susan 2nd. Vote 4-0

402.6 Motion to accept

By Susan/Frank 2nd. Vote 4-0

402.7 Motion to accept

By Henry/Susan 2nd. Vote 4-0

402.8 Motion to accept

By Susan/Henry 2nd. Vote 4-0

402.9 Motion to accept

By Henry/Frank 2nd. Vote 4-0

402.10 Motion to accept

By Susan/Henry 2nd. Vote 4-0

402.11 Motion to accept

By Henry/Susan 2nd. Vote 4-0

402.12 Motion to accept

By Henry/Frank 2nd. Vote 4-0

402.13 Motion to accept

By Susan/Henry 2nd.

Frank asked if abutter notices went out. Susan said no followed with an explanation. Frank questioned if it was advertised and Susan said they only advertise for a Public hearing. Frank asked if abutters have an opportunity to decide if they will be affected or not. **Vote 4-0**

402.2 The Board questioned whether the applicant submitted building plans. Susan said they told him three times that he needed to bring the narrative and drawing of the building. Susan suggested approval with the condition that he has to provide building drawing so height meets ordinance and roof pitch doesn't affect storm water. Frank H said we could make a motion with a condition. Henry agreed, but that seems to be circumventing what we are supposed to do. Gretchen questions if they will be setting a precedent by doing this.

Motion that Planning Board finds this project complies with the review criteria of the Ordinance with the exception of the submittal of plans for the building and the Planning Board approve the project subject to the applicant providing those plans to the CEO for review prior to issuance of the building permit. **By Frank/ Withdrawn**

Motion that application conforms with requirements of 402.2 with the exception of requirement of submitting plans for the building. **By Frank/Henry 2nd.**

Vote: Yes-Frank & Henry/No-Susan/Abstained-Gretchen Passes 2/1/1

Motion that Planning Board approve the application for this project with the condition that prior to issuing a building permit, applicant will submit to the CEO for his review, plans of the building, which we previously voted were missing, and so long as approved by the CEO, the building permit can be issued
By Frank/ No 2nd.

Frank is insulted by this Board that he can't get a 2nd on a motion to hear discussion, he finds it rude and as though they don't want to hear what he has to say. This has happened to him a few times now. Susan and Henry both agreed they would never do that as a statement of disrespect.

/Henry 2nd.

Susan spoke to the issue of the applicant not doing what was requested of him multiple times and although it is a small storage building, they have to follow the language of the Ordinance. Frank said the question now becomes what are they going to do about it? Is there any info in that building plan that will lead him to change thoughts on review criteria? Not in his opinion and they are dragging everyone out by putting this off another two weeks to another meeting. Susan said Mr.. Barker did show them a drawing. Call the question

Vote: Yes-Frank & Henry/Abstained-Susan and Gretchen, Chair voted yes and the motion passed.

NEW BUSINESS: Auto Works, Storage Building. The Board will table discussion on this because Charlie did not get back to Robbie. Chair asked if anyone had Public Access, and no one spoke.

OTHER BUSINESS: The Board continued their discussion on the Quarry and Mineral Extraction Ordinance. Frank H explained last meeting and said he liked the Hancock Ordinance and he would like to make ours as a standalone ordinance. Susan disagreed and wanted to amend the Zoning Ordinance to incorporate quarries. The Board had a discussion on both options. Henry asked the difference between a quarry and a plant. Janet Hughes said municipalities often don't allow plants at quarry sites and the plants are much more industrial. Some members are leaning towards having additional performance standards as Appendix to the Zoning Ordinance and not a standalone. Tom likes aspects of the Stockton Springs Ordinance. Frank H suggested that they come up with an index and each take a part and come up with standards. They will look at Stockton Springs, Hancock, New Gloucester, Bucksport, Westbrook, Wales, Hampden and Mount Desert Ordinances. Gretchen will pull them all into one email and send it to everyone. Gretchen said it is a good starting point, but they don't want to limit themselves to just those Ordinances.

The following Homework was assigned based on the Table of Contents of the Hancock Ordinance:

Gretchen: Performance Standards – 1,3,5 and Article X

Frank: Articles III and IV

Tom: Performance Standards 8-13

Henry: Performance Standards 14-18

Susan: Articles VI, VII and Article V, Section 1

Craig: Performance Standards 2, 4, 6 and 7

They will do definitions last because everyone will have terms to define that they will need to pull. It was also made clear during discussion that the Board is working on a mineral extraction ordinance which will cover an array of activities, not just quarries.

STAFF REPORTS:

PLANNING BOARD COMMENTS:

PUBLIC ACCESS:

NEXT MEETING:

ADJOURNMENT: Motion to adjourn at 8:25 pm

By Susan/Henry 2nd Vote 4-0

Respectfully Submitted,
Denise M. Knowles, From Gretchen's notes