

# TOWN OF EDDINGTON, MAINE

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## PLANNING BOARD

June 30, 2011

6:30 p.m.

MINUTES

**CALL TO ORDER:** Meeting was called to order at 6:34 pm by Susan Dunham-Shane.

**ROLL CALL:** Members present were Susan Dunham-Shane, Frank Higgins, Henry Hodges, Gretchen Heldmann, Craig Knight, Charles Norburg, CEO, and Russell Smith, Town Manager. Tom Vanchieri has an excused absence. Michael Shepherd may be in school. Susan will be acting Chairman. Motion to make Craig Knight a voting member for tonight's meeting by Frank, Henry 2<sup>nd</sup>. All in favor.

**MINUTES:** Motion to accept the minutes of June 9, 2011 meeting after changing the last sentence under Unfinished Business to a Motion made by Gretchen and 2<sup>nd</sup> by Henry and correct the spelling of Shepherd by Gretchen Heldmann, Henry Hodges 2<sup>nd</sup>. All in favor.

**OLD BUSINESS:** Craig Knight questioned that on the previous agenda a chicken ordinance was listed, but is not on the new agenda. Susan explained that it had been on a previous agenda to address an issue of Riverside Drive and that the Board will address the Chicken Ordinance when they are working on the Zoning Ordinance.

Craig Knight also questioned that on the I395 Map, the Just Chevy's lot, that Robert Maquillan is purchasing, is listed as a hazardous waste site. (Robbie is doing some work on the lot now) Charlie said he had been to the lot and did not see any signs of hazardous material. The barrels are gone and authorities have to be informed with the moving of any hazardous waste. Craig also questioned whether an automotive establishment is allowed within 1000' of a well. He thought the house behind Hawkins had a well, but Susan believes this house is more than 1000' from the lot. Rusty Gagnon had complained about run off from the property in the past. Charlie and Russell and possibly DEP have looked at the lot. Russell does not believe that Just Chevy's had a junkyard for more than 10 years.

The Board explained that the Army Corps. of Engineers has a different standard of defining hazardous waste than a municipality has and that people are allowed to move dirt around on a lot. Craig said that the Bud Foss property is also listed as a hazardous waste site and that a new house has been built there now. The Board asked Craig to research what the criteria is for calling a lot hazardous on DEP Maps for the next meeting.

In regards to the driveway parking issue at Mainely Handbags, Crystal Jones, Charlie did go down and checked it. There is a driveway down back, but it is not being used. The concern is that when she has a yard sale, (which she needs to get a permit for) that is separate from her business, it creates a traffic hazard. Motion to request the Town to draft a nice letter to Mainely Handbags, explaining the difference between her business and a yard sale by Gretchen Heldmann, Frank Higgins 2<sup>nd</sup>. All in favor.

**NEW BUSINESS:**

**UNFINISHED BUSINESS:** The Board continued their review of the comments from Attorney Gilbert in regards to the Subdivision Ordinance. The following changes were made to the Ordinance:

1. Section 409 – Leave as is
2. Section 409.3 – The Board felt that this section does satisfy the standard and want to leave it as is.
3. Section 409.2.3 – At the end add “where possible”
4. Section 410.1 – Change “active farm” to “farmland”
5. Sections 410.3, 410.3.1 – Add “Residential gardens are not considered farmland.”
6. Section 412.2 – Leave as is
7. Add Section 412.2.2 that reads “Nothing herein shall be construed to require the Town to accept any proposed subdivision road.”
8. Section 413.1 – Change the wording to read “Only stormwater control features within an accepted public way shall be eligible for public acceptance.”
9. Section 413.2 – At the end add “including but not limited to catch basins, ditches and detention ponds.”
10. Add Section 413.3 – “Nothing here in shall be constructed to require the Town to accept stormwater improvements, including but not limited to catch basins, ditches and detention ponds.
11. Section 501.2 – Add “and until any appeal period under Section 302.13.1 has expired.”
12. Section 501.4 – Add “No lots in any approved subdivision may be further divided without Planning Board approval.”
13. Definitions – Public Road – Add “Any state, federal or town roads”
14. Need to continue to work on definitions of excavation site, operational and productive forest site and pasture field.

**OTHER BUSINESS:** Charlie informed the Board that it is now state law 40 acre lots will be the formation of a subdivision, unless the Town votes that it will not be a subdivision.

Gretchen will check her Zoning Ordinance to see if she had made any of the changes as the Board discussed the attorney’s letter.

**PUBLIC ACCESS:** None

**NEXT MEETING:** The next meeting will be July 14, 2011. .

**ADJOURNMENT:** Motion to adjourn at 8:06 pm by Henry Hodges, Gretchen Heldmann 2<sup>nd</sup>. All in Favor.

Respectfully Submitted,

Denise M. Knowles