



# Town of Eddington

906 Main Road Eddington, Maine 04428

## PLANNING BOARD JULY 8, 2010 6:30 PM

**CALL TO ORDER:** Meeting was called to order at 6:35 by Susan Dunham Shane.

**ROLL CALL:** Members present: Susan Dunham Shane, Henry Hodges, Gretchen Heldmann, Jeff Thurlow, Frank Higgins, Town Manager Russell Smith, CEO Charles Norburg. Tom Vanchieri has an excused absence. Selectmen Peter Lyford and Charles Baker, Jr. were also present. Frank Higgins would be a voting member for this meeting.

**MINUTES:** A motion was made, seconded and passed to accept the June 10, 2010 minutes as written. F. Higgins/G. Heldmann 2<sup>nd</sup>. All in favor.

Susan Dunham Shane stated that she would not be out of town as previously thought per the June 10<sup>th</sup> minutes.

**UNFINISHED BUSINESS:** This meeting is to work on the Residential Wind Energy Ordinance.

Charlie had attended a Legal Affairs Workshop and told the Planning Board that in all decisions they have to issue a letter to applicant and reason why restrictions are put on. Susan was the chair for Robbie Maquillan's application approval and she would be the one to write the letter. Gretchen asked if there was a time frame. It was decided that it should be done within 30 days of the approval. A letter also needs to be written if denied and the reason why.

Susan asked Charlie if Tasker Homes had applied for a sign permit. Charlie stated that Brian had been in and it was within the sign ordinance. Charlie said that we have never issued permits for signs.

Susan asked the Board about giving two different names for the sections of the Wind Energy Ordinance. We should number the residential section starting with "200" like the commercial is numbered "100". Non-commercial could also be considered a Public Utility. It was decided to call the two different sections as follows:

"Town of Eddington Large Scale Wind Energy Facility Ordinance" and  
"Town of Eddington Small Scale Wind Energy Facility Ordinance"

Page 1. Frank questioned if Appendix B needs to be added.

Page 4. Wind Energy Type 1A & 1B likes "rated" better than "generating". 1B "maximum aggregate rated". Type 1B set height and give reason. Setbacks will limit height.

Page 5. "Tower" and "Nacelle" not capitalized. They are capitalized as they are defined in definitions. 5.1 applies to any small scale Type 1A or Type 1B Wind Energy Facility. Eddington

should be inserted in each place where it says name of municipality. Second 5.1 should be 5.2. Have 8.0 all on one page. Chart should all be together on one page. 7.0 Becomes effective on: insert the date that it is passed at a Town Meeting.

Page 6. Cross out “1” on chart and put “N/A”. 9.1.1 remove “and MET Towers”. 9.2.1 insert “Eddington”. 9.2.2 Insert “Small Scale” between existing and Wind Energy Facility. After “Turbine Height or” insert “changes rated capacity”.

Page 7. under 1 c. section 10 should be changed to the new numbering and be 210. under 3.b. Abutter notification. Do we need to tell neighbors if a tower is going to be put up or changes require notices to be sent out on a pending application? 9.4 take “s” off “Codes”.

Page 8. under 2.d. question on the word may after Planning Board and decided to leave as is. At bottom of page Table 2 should go to next page to be with table.

Page 9. Table footnotes are original that the State put in and we need to put definitions in for. 9.5 take out “abutting” and insert “within 500’ of”. 9.7 Should only be for Type 1B. Insert “choose to” after “Planning Board may” first sentence.

Under Section 9 need to revisit CEO authority on Type 1A.

Page 10. 9.8 change “two” to “one” and “three” to “30 months”. Change Type 2 and Type 3 to Type 1A and Type 1B. Take out “municipal entity responsible for review and approval for the application under section 9.1” and insert “Planning Board”. Take out “one year” at the end and insert “up to six months”. 9.11 Put a period after Appeals and take out the remaining sentence.

Page 11. 10.1.1. c. insert “within 500’” after parcels. Change “abut” to “abutting”. 5. Change “generating” to “rated” in two places. 6. Take out “(maximum 20 foot interval)” and insert “as shown on the latest USGS 7.5-minute quadrangle map”. Add “not required for Type 1A applications.” Add b. Topographic contour lines as shown on the latest USGS 7.5-minute quadrangle map. (Is this supposed to be in both places?)

Page 12. Take out 7 all together. The remaining sections will have to be renumbered. 12.b. Question about the existence of Appendix B. 13. Take out “the following” colon after include, “site” should be “sight line representation”, next line take out the rest of section after photographic and put in after photographic “information as detailed below.” 13.a. After Occupied Building insert “not owned by applicant” and take out the last sentence of that section starting with “If screening.”

Page 13. Top of page b. insert “minimum” after six-inch. 11.1 take number 2 out and the sentence behind it. 11.2 Gretchen will write up. She will review the latest habitat facilities map. After 11.2 the numbering is off and needs to be redone.

**PUBLIC ACCESS:** None

**ADJOURNMENT:** Motion to adjourn at 8:35 pm.

G. Heldmann/F. Higgins 2<sup>nd</sup>. All in Favor.

Respectfully Submitted,  
Russell J. Smith