

TOWN OF EDDINGTON, MAINE

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PLANNING BOARD

July 11, 2013

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 Frank Higgins, Gretchen Heldmann, Craig Knight, Susan Dunham-Shane, Michael Shepherd and Charles Norburg. Tom Vanchieri and Henry Hodges have excused absences. Motion to make Craig Knight a voting member for tonight's meeting by Gretchen, Frank 2nd. All in favor.

MINUTES: Motion to table the minutes until the next meeting by Gretchen, Frank 2nd. All in favor. (Susan noted that I need to change the date of the next meeting to July 11, 2013) Motion to make Mike a voting member for tonight's meeting by Gretchen, Frank 2nd. All in favor.

NEW BUSINESS: Frank Arisimeek came back before the Board regarding the rock quarry he would like to operate on his property on Fox Hill. Russell emailed his completed paperwork to the Board members. The Board discussed the submitted paperwork. Most of the members felt that the application was not complete because it did not adequately address the following areas:

There was no map showing buildings near the lot. (Frank Arisimeek said there are no abutting Houses within 1000'.

No scales on the map

Charlie questioned the position of the quarry on the map and felt the town tax map was sketchy.

Needs the deed, construction schedule and map drawn to scale and traffic flow.

Mr. Arisimeek needs to review sections 403.2.3, 403.2.5, 403.2.6, 403.2.8 because they were missing from his application.

Each item in sections 402, 403, 404, 709 and 809 of the Zoning Ordinance need to be addresses.

There is no road on the contour map

Erosion control is incomplete

It is hard to read the numbers on the map and it needs a scale.

Need the start and end dates of the project. (How long the project will take)

Needs hours of operation.

9 copies of a scaled map with roads and everything in the 3 sections mention of the Ordinance.

The Board would also like Charlie and Denise to pull Gerard Murray's application and the minutes for the meetings that covered his application and Public Hearing and give Mr. Arisimeek copies to give him an example of a good completed application and the questions that were asked Mr. Murray during the meetings, for a better understanding of the procedure.

Per Chip Laite of H.E. Sargent, Corp. explained that the project will be governed by Permit By Rule standards which were explained in the DEP, Performance Standards for Quarries printout that was given to the Board at the last meeting. They will need to complete a Notice of Intent to comply with DEP under the Mining Section. They will also have to show erosion sedimentation control per state guidelines.

According to the Ordinance, if an Application is complete, the Board will schedule a Public Hearing. All necessary paperwork must be at the Town Office at least 7 days before the next meeting so that it can be forwarded to the Board. Any paperwork required before a Public Hearing has to be to the office at least 9 days before the Hearing to ensure that it can be posted in the Newspaper one week before the Hearing.

Motion that we not accept the application as complete, Denise has a list of sections to be reviewed by Mr. Arisimeek so the complete application with the necessary paper work will be brought in and forwarded to the Board 7 days before the next meeting by Gretchen, Frank 2nd. All in favor.

If the application is deemed complete by the Board, they can schedule a Public Hearing for August 8, 2013.

Robert Maquillan came before the Board because he would like to place a pre-fab 14' x 24' storage shed and then possible next spring add a 32' x 40' building and move the shed down off to the side on his lot at Autoworks. Our Ordinance does not address an Accessory Structure for a business, only for a residence. The Ordinance considers this shed as an expansion of the business.

Mr. Maquillan needs to provide an updated Site Plan and it should include: the remodeled building, that was 20' shorter than the original building, show everything on the lot to scale such as power poles, driveway, proposed buildings and boundaries, any changes to the previous Site Plan. They also need more details about the proposed shed and what will be stored in it. He can do an application for just the shed or include the storage building. The Board feels that the application is incomplete and Robert needs to review the criteria in Sections 402 and 403.

Motion that Application for temporary structure is incomplete and needs to be updated with information for an accessory structure. The Board needs to see the material one-week before the next meeting by Gretchen, Frank 2nd. All in favor.

PUBLIC ACCESS:

UNFINISHED BUSINESS: Russell informed the Board that there will be a Public Hearing for the proposed Zone change by Scott Footman at the July 25, 2013 meeting. The Fee has been paid.

Craig Knight questioned whether with the new and old structures at Autoworks that he remodeled, was it ever checked to see if there were any floor drains? Charlie said he had been to the site and there are no old drains.

The Board continued the work on the Ordinance changes and reviewed everyone's assignments.

Susan, Wind Ordinance Changes, move to the end of the list.

Gretchen, She sent some of the definitions to the Board members, Mike will finish them for the next Meeting. She has defined Sign Lighting, but needs to work more on the standards. It was also noted that the sign light at the East Eddington Community Church creates a glare for approaching vehicles.

Frank provided information about water hook-ups and it was decided to change Section 805.4 in the Zoning Ordinance by removing "located within 500' of the property line" and replace it with "located at any property line of the subdivision". Fire protection is covered for Subdivisions in the Subdivision Ordinance. The Board wants to revisit at the next meeting whether they should be required to hook up to the public water.

Frank presented a revised Street Opening Ordinance for the Board to review. It gives the Road Commissioner authority to give permits for any digging in a town roadway. It was questioned whether we need Section 307, Utility Location Permits, and whether a Town permit is needed. There is nothing in our Ordinance that addresses it. They need to clarify between Street Opening, which is digging in any roadway and whether

it is a Street Opening because someone wants to put in a driveway. The discussion was tabled to the next meeting. Russell and the Board Members are to review the proposed Street Opening Ordinance and decide whether they like the wording of it and also decide whether it should be added to the Zoning Ordinance as its own section.

Susan has typed up proposed wording for private driveway signs.

Gretchen would like everyone to review her emails about Sangerville and the Rights Based Ordinance. She would also like Planning Board Bylaws added to the agenda for the next meeting.

STAFF REPORTS:

PLANNING BOARD COMMENTS: Gretchen informed everyone that there is a Chicken Supper at Comins Hall this Saturday. Everyone was invited to attend.

NEXT MEETING: The next meeting will be Thursday, July 25, 2013.

ADJOURNMENT: Motion to adjourn at 8:35 by Gretchen, Frank 2nd. All in favor.

Respectfully Submitted,

Denise M. Knowles