

TOWN OF EDDINGTON, MAINE

906 MAIN ROAD
EDDINGTON, MAINE 04428
PHONE: 207-843-5233

INCORPORATED IN 1811
MUNICIPAL OFFICERS
FAX: 207-843-7758

PLANNING BOARD

July 28, 2011

6:30 p.m.

MINUTES

CALL TO ORDER: Meeting was called to order at 6:34 pm by Tom Vanchieri.

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

MINUTES: Motion to accept the minutes of June 30, 2011 meeting as written by Susan Dunham,-Shane, Gretchen Heldmann 2nd. All in favor.

OLD BUSINESS: Wilbur Libby was present to review his Site Plan application with the Board. He has submitted three site plan drawings to date. Version 1 is a computerized drawing in color, but not completely to scale or with enough relative perspective. Version 2 is a tax map copy with some rough sketching, with a scale of 1"=167'. Version 3 is a tax map copy with some rough sketching, with a scale of 1"=100'. Everyone reviewed the revised map version 3 provided to them. The following items were clarified: the existing salt shed will be the sand shed and the wooden building will be the salt shed. These are not clearly shown on any of the three versions. The entrance to the Junk yard that is off rt. 9 next to the house trailer that is next to the cat kennel place For Paws, will be removed. The railroad cars will be moved further back onto the lot, though their final location is not shown on any of the three versions. There will be a new road across the property to the Junk yard as shown on site plan version 1. The access road is a right turn off Dusty Lane, and crosses the property roughly parallel to rt. 9, running between the two house trailers. A lot of the items in the back parking lot will be going out into the junk yard. The Board likes the design of the sign. (The state requires a sign for the Junk yard. It will be part of the big sign.)

Motion that we accept the Site Plan Review as submitted by Mr. Wilbur O. Libby Jr. version 1 along with additional information on version 2 and version 3 with the understanding that upon completion of the access road, that Mr. Libby will give CEO, Charles Norburg a call so he can check it out by Susan Dunham-Shane, Gretchen Heldmann 2nd. All in favor.

NEW BUSINESS: Jeff Thurlow came before the Board as a representative for the Development Company that is working with Mr. Lawrence of Tradewinds store to make some changes to their lot. Mr. Lawrence would like to improve access on the lot. He owns the two lots beside the store now and wants to put a separate truck exit onto Rt. 9. Their plan will increase parking by 5 to 7 slots, move the dumpsters and put them on a pad and use an existing trailer pad to build corporate office for Tradewinds in the future.

They have talked to DOT about abandoning the driveway and leave the culvert. They will also work to improve the drainage problem and explain what they will do with the ditch between the current driveway and first trailer's driveway. The Board questioned whether the current lots have to be combined into one deed for him to do this project. For the next meeting the Board would like to have the map show the contours, boundary lines of the lots, septic system, (how much fill needed for level

parking) and where the storm water treatment will be and any other items on the Site Plan check list, Section 1032, page 5 of the Zoning Ordinance. The Board recommends that he combine the two lots. Charlie said this will help with the setbacks. The Board wants his new maps before the next meeting in time to review them.

Jeff thinks that by August 4 or 5 they would like to have the new drawing done. He may be ready for August 25, 2011 meeting and then the second Thursday in September have the final and Public Hearing. Jeff will let Russell know when he will have the paperwork ready to see what meeting he will be at. The Board will do a site visit on August 11, 2011 at 6:30 pm at the Tradewinds lot. Denise will send Jeff a list of what he needs on map.

The Board would like Charlie to visit Jeff's lot on Riverside Drive to see if silt fencing is up. He may be using mulch for silt.

UNFINISHED BUSINESS: The Board continued reviewing the version of the Subdivision Ordinance with edits marked in red by Gretchen, and noted the following changes:

Section 104, page 1, add "s" to dwelling

Section 302.11.1, page 7, change semi-colons to commas and remove semi-colon before "or"

Section 303.1.1, page 9, leave as is

Section 303.1.5, page 9, add this section with the wording: "All contiguous land owned by the applicant must be shown on the plan. If applicant proposes to include less than all of its contiguous land in the wood lot subdivision, the plan shall specifically identify the excluded land on the plan."

Section 303.2, page 9, remove "the Planning Board shall write directly on the Final Plan" and insert "must contain"

Section 303.3, page 9, 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."

Section 304.2.1, page 9, 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 of the applicant's land."

Section 303.2.6, page 10, leave as is

Section 304.3.2.1, page 10, add, "including all contiguous land owned by the applicant."

Section 304.3.2.2, page 10, and 305.2.3, page 11, add "and any other contiguous land of the applicant."

Section 305.2.7, page 11, remove "design" and add "concept"

Section 305.3.1, page 11, indent the lettered subsections and numbered subsections for clarity.

Section 305.3.1.f.5, page 12, add "entire" before "track" in the first sentence.

Section 305.3.1.f, 7,a, page 12, leave as is

Section 305.3.1.12, page 12, change "FIRM Map" to Flood Insurance Rate Map"

Section 305.3.1.25, m, page 13, add this section with the wording "Submission of information as required in Section 406."

Section 305.3.1.25.n, page 13, add this section with the wording "Submission of outline of information as required by Section 302.16.1."

Section 306.1, page 13, remove "make sure" and add, "determine whether"

Section 306.2.5, page 14, and 302.16.1, page 8, add "No application shall be finally approved unless any performance guarantees required by this section have been furnished and accepted as satisfactory by the Town."

Section 306.2.6, page 14, at the end of the second sentence add "after expiration of the appeal period set forth in Section 302.13."

Section 306.3.1.j, page 14, add “No lot in a subdivision may be sold, leased or otherwise conveyed before the road upon which the lot fronts is completed in accordance with this Ordinance up to an including the entire frontage of the lot. This statement shall be noted on the MYLAR submitted for recording.” Revisit the second part of Mr. Gilbert’s comment that: All roads depicted on the subdivision shall be subject to the incipient right of public dedication as set forth in 23 M.R.S.A 3032, unless specifically noted otherwise.

Sections 403 and 404, page 15, leave as is

Section 406.1.3, page17, add “or such other specific evidence of financial capacity as the Planning Board may reasonably require.”

Section 501.7, page 21, add “This statement shall be noted on the MYLAR submitted for recording.”

Gretchen is taking care of the Subdivision Ordinance.

The Zoning Ordinance needs to be updated to show the changes for the Board to review at the next meeting.

Per the previous meeting’s discussion regarding the criteria for calling a lot hazardous on DEP Maps, Craig Knight reported that per his conversations with the State, any salvage yard filed with the state is considered a Hazardous Waste Site by the State.

PUBLIC ACCESS: None

NEXT MEETING: The next meeting will be August 11, 2011. .

ADJOURNMENT: Motion to adjourn at 8:14 pm by Henry Hodges, Mike Shepherd 2nd. All in Favor.

Respectfully Submitted,

Denise M. Knowles