

TOWN OF EDDINGTON, MAINE

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PLANNING BOARD

August 11, 2011

6:30 p.m.

MINUTES

CALL TO ORDER: Meeting was called to order at 7:04 pm by Tom Vanchieri. The Board met at Tradewinds at 6:30 pm for a site visit before coming to the Town Office to continue their meeting.

ROLL CALL: Members present were Tom Vanchieri, Frank Higgins, Susan Dunham-Shane, Henry Hodges, Gretchen Heldmann, Michael Shepherd, Craig Knight, Charles Norburg, CEO, and Russell Smith, Town Manager.

MINUTES: Motion to table the minutes of July 28, 2011 meeting until the next meeting due to lack of review time because they have some edits by Gretchen Heldmann, Susan Dunham-Shane 2nd. 4 in favor, 1 abstained.

NEW BUSINESS: Jeff Thurlow was present for the Site Plan Review of the Tradewinds application to add a separate truck exit onto Rt. 9. The Board reviewed the application and expressed serious reservations about the movement of water on the lots. They want the water to go into the Rt. 9 ditch and not onto the neighbor's property. Charlie said that state law does not allow water to be rerouted onto a neighbor's lot. Jeff said that they would possibly put a catch basin by a retaining wall. They need to be sure that it will be able to handle the current water flow and snow plowed into it and the freezing this winter.

The Board specified that the following items need to be shown on the new site map:

| | | |
|-----------|-----------------------|----------|
| Utilities | Impervious/contours | Curbing |
| LP Tank | Dumpster location | Lighting |
| Lot lines | Existing septic tanks | Legend |
| | Drainage | |

The Board wants to see how they are going to handle the extra 75' of parking and how the driveway will run. They also need to see a copy of the new DOT Traffic entrance permit.

Jeff will need to let Russell know 10 days before September 8 if he will have everything ready so he can put an ad in the paper for a Public Hearing. He will then need to have the necessary paperwork to the Office by August 26, 2011 so it can be forwarded to the Board by September 1st.

Robert Maquillan came before the Board to discuss his purchasing of the old Just Chevy's lot. The previous owner has 2 weeks to get all of his stuff out. Mr. Maquillan has been cleaning up the metal, the septic system is half in and siding is going on the building. He has also been doing some ground work and will be bringing in more gravel. His well is 285' deep and it was suggested that he test the water. He owns 6 acres of land.

Robbie is in the process of working with New Hope Hospice to give them the lot out front, which contains their driveway, and trade it for a lot the same size out back. There is a question of how much property the Cemetery has and he has been talking with Russell about the need to research the conveyance of the land to the Town for the Cemetery.

Plans for the new lot include; 1. to keep a building for storage and have 2 bays and 3 lifts in a building. 2. move the current inventory to the new lot. 3. have a locked fence for vehicles behind the building. 4. putting a deck on the front of the office. 5. will relocate pine trees for a boundary line between New Hope. 6. the front lot will be mostly parking. 7. wants to plant wildflowers on the burm. 8. he plans to use the same location for the sign, and will be changing the height.) it should not be in the DOT right-of-way. Robbie will check with the state.) 9. may add to the current building or build a new building at the front. 10. will keep both driveway entrances. 11. business is a franchise with Mystic.

The Board informed him that if the lot has more than an acre of impervious the State DEP will have concerns about the drainage. He can measure this area with the walking wheel at the Town Office. They also want large surveyed maps for the next meeting. It should show existing drainage, buildings on abutting properties, contours, sign locations, graveled area and landscaping.

Mr. Maquillan will have to follow the same timeline as Mr. Thurlow in order to do his Final Application and Public Hearing at the September 8, 2011 meeting. He will need to let Russell know 10 days before September 8 if he will have everything ready so he can put an ad in the paper for a Public Hearing. He will then need to have the necessary paperwork and revised drawing to the Office by August 26, 2011 so it can be forwarded to the Board by September 1st.

UNFINISHED BUSINESS:

PUBLIC ACCESS: Mrs. Reardon asked the Board what is required of someone wanted to start a new business in a building that already has a business like it operating in the building. Her husband is thinking about leasing Frank Arisimeek's property when Mr. Maquillan moves out. He will do auto repair and possible have an alignment machine. The Board said he would have to follow the restrictions and rules given to Robbie. If they do any changes to the site, gravel work, affect drainage or want more cars on the lot, they would have to go to the Board. Charles Norburg would do the sign permit for them. They need a copy of the restrictions that were given to Robbie.

STAFF REPORTS:

PLANNING BOARD COMMENTS: Gretchen requested that Russell add two new sections to each Agenda. Staff Reports and Planning Board Comments were added to allow Office Staff and Planning Board members to bring up items they wanted to discuss during a meeting.

Gretchen told the Board that she is working on the Subdivision Ordinance. Gretchen observed that Mainely Handbags has a new sign. Charles should check it to see if it is the correct size for that zone.

NEXT MEETING: The next meeting will be August 25, 2011. .

ADJOURNMENT: Motion to adjourn at 8:15 pm by Gretchen Heldmann, Susan Dunham-Shane 2nd. All in Favor.

Respectfully Submitted,

Denise M. Knowles