



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

August 12, 2010

6:30 p.m.

MINUTES

CALL TO ORDER: Meeting was called to order at 6:30 pm.

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

MINUTES: Motion to accept the minutes of the June 8, 2010 meeting with the clarification of 210.1.6 from Gretchen by Susan Dunham-Shane, Henry Hodges, 2nd. All in favor. Motion to accept the minutes of July 29, 2010 as written by Susan Dunham-Shane, Henry Hodges 2nd.

NEW BUSINESS: Chuck Lawrence came before the Board with his application for a 10' x 40' addition to the front of the Tradewinds store for a break room and office for his employees. This is the most cost effective way to improve the working environment for the employees. This addition would move the parking area out 2' toward Rt. 9. The angled parking will make for larger turning radius. The tables, ice machine and kerosene tanks at the front of the building will be relocated. When asked if an emergency exit door is required on the construction, Charles said he would have to check with the Fire Chief. MDOT is not needed because he is not changing the entrance.

The Board is concerned that the plan presented does not show how it actually is. Mr. Lawrence will have Randy redo the plan and have him come to the meeting with him when it is completed. The new plan should include: a. turning radius movement for large trucks or bring an explanation of how this will be handled b. all dumpsters and propane tanks. c. accessory items d. all parking spaces e. actual building opening f. retaining wall g. correct in note "approved by Bangor". Jeff will talk to Randy also as he works with him. Susan also mentioned that the original plan shows plantings that were to be added, but the shrubbery is missing. Also, The canopy lights are not in the downward position as specified.

Per Charles Norburg, according to the square footage of the store, 26 parking spaces are required. He felt that if they take away three spaces it will make things safer.

UNFINISHED BUSINESS: Travis Bullard and John Soinen from EOLIAN gave a presentation about their business and provided further information on wind energy facilities. They work on smaller projects, close to supply areas, in low impact locations and utilize the best technology. They currently have four active projects under development, 2 in Maine, 1 in New Hampshire and 1 in Vermont. For a location to be a viable project, they look at wind speed (at least 7 mph), suitable access to highway, that avoids critical habitat, proximity to suitable transmission and no existing permanent conservation

restrictions. According to their map there is no other viable wind resource in Town other than Black Cap Mountain. Sweets Hill would only allow for two towers and that would not be economically viable.

They also explained that with the current draft ordinance there are 30 residences within the one-mile setback. The Board said the purpose of the one-mile setback is sound control. A factor to consider is wind direction. Travis explained that sound travels down wind. If a residence is on the up wind side they will not hear any sound from the tower. He is concerned that there are a number of homes that cannot hear or see the project, within the one-mile setback, that would make the decision on whether there are towers or not. These 30 homes are near Rt. 46 and have noise impact from the 18-wheelers.

There are a couple areas of the existing draft that they find extremely restrictive. They think that they can provide data that would show that a 1/2 –mile setback would be sufficient. They will send information to Russell. He will also send studies on the affect on Real Estate valuation before and after wind turbines. They would like to have a conversation about taxes with the residents. The developers could be responsible to the Town for \$10,000.00 per megawatt power. Seven towers could mean \$120,000.00 a year. Plus additional \$4000.00 for projects within the Town.

The Wind Energy Facility Moratorium is up on September 30, 2010. Russell will write something to the Selectmen for the Planning Board to extend it another six months. The time line for finishing the Ordinance is: Board finishes reviewing it, it goes to the lawyer, there are two Public Hearings, it goes to the Selectmen, there is a Public Hearing for the Selectmen and then it goes to Special Town Meeting to be voted on. EOLIAN would like to do a 3 or 4 question survey. They would like to work with the Town on it and will get Selectmen and Planning Board approval.

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ADJOURNMENT: Motion to adjourn at 8:48 pm by Gretchen Heldmann, Susan Dunham-Shane 2nd.
All in favor.

Respectfully Submitted,

Denise M. Knowles