



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD
September 2, 2010
6:30 p.m.

MINUTES

CALL TO ORDER: Meeting was called to order at 6:30 pm and Russell Smith set up the recorder.

ROLL CALL: Members present were Susan Dunham-Shane, Tom Vanchieri, Henry Hodges, Frank Higgins, Gretchen Heldmann, and Russell Smith, Town Manager. Motion made by the Board to excuse Jeff Thurlow. Motion that Frank be a voting member at tonight's meeting by Henry Hodges, Susan Dunham-Shane 2nd. All in favor.

MINUTES: Discussion on the minutes from the last two meetings will be tabled until the next regular meeting.

NEW BUSINESS: Peter Lyford, Selectman, spoke to the Board regarding the application from Tradewinds to add on to their building. He would like the Board to make a stipulation that he put trees and shrubs in on that project when he comes back to finish his application. Susan explained that this was mentioned at the last meeting.

Peter Lyford also wanted to let the Board know that he is heading up the Committee of the Eddington Business Park. There are four people on it and they are working with Ron Harriman. The Committee consists of Rodney Buswell Sr., Charles Baker Jr., Harold Hodgins, Peter Lyford and he plans to add one more.

UNFINISHED BUSINESS: This meeting is a workshop to work on the Windmill Ordinance.

Travis Bullard and John Soinenen from EOLIAN attended the meeting to address the concerns that the Board had with their Survey. The Board felt that questions #1 and #3 were double barreled and could have 2 different feelings for the different parts of the question. The Board also felt that a survey given with the frequently asked questions sheet could be misleading. Travis explained that some surveys had been given out and the resident completed them before they were handed the frequently asked questions sheet. The Public Meeting mentioned in EOLIAN's paperwork would be a separate event from the Planning Boards Public Hearing. EOLIAN will not be giving a presentation at the Planning Board Public Hearing.

David Peppard wanted to know if his question at the last meeting about the environmental impact of the proposed project and had been included in the survey. It had been included in the minutes of the last meeting and is on the paperwork presented by EOLIAN with their survey.

Russell informed the Board that there is a woman that is interested in purchasing land on the Hatcase Pond Road from Harold Hodgins and she is wondering if she will be able to keep horses there. The land is on a slope and may fall under Shoreland Zoning rules for perennial streams, which has a 75'

setback. She needs to contact Brewer Water District because it is near their watershed. (she plans to have 2 horses, 4 dogs and wants to get 2 goats.)

The Board began reviewing the Large Scale Wind Energy Facility Ordinance. The following changes were noted:

Page 1 – Add “Large Scale” to the title

Page 3, 103.16 – Change the meaning of “Occupied Structure” to be the same as it is in the Small Scale Wind Energy Facility. “means a building that is a residence, school, hospital, house of worship, public library or other building this is occupied or in use as a primary residence or is customarily frequented by the public as the time when the permit application is submitted.” Change “Occupied Building” to “Occupied Structure” in Small Scale Ordinance.

Page 16, 105.10 – There was much discussion about whether to remove “commercial” when describing livestock and it was decided that it be left in. Gretchen also suggested that a definition for livestock be added to the ordinance.

There was also discussion on 105.14.3, decommissioning and site restoration plan and requirements and 105.16, inspections and the Board decided to leave them both as written.

Page 31, 114.3.5.10 – Remove “a” before Measurement.

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Frank explained to the audience that this ordinance may be considered strict, but that it would be presented as it is to the residents and no changes will be made until we get feed back from the public. Also, a resident has expressed concern that restrictions on flicker on a structure should also include flicker on land. Shadow flicker and general sound standards are both regulated within 100’ of any occupied structure. They will leave it until they get resident feed back.

Travis Bullard questioned whether the 2500’ setback in 105.2.1.2 is done for a particular parcel that is a square mile. It was explained to him that the intent is to protect property rights of abutters. Developers can talk to any abutters within the one-mile set back and work out an agreement.

Russell explained that we should not update the changes to the ordinance and then send it to the town attorney and the Selectmen at the same time.

The Board still needs to set fees for Small Scale Wind Facilities. They will then recommend fee amounts for each procedure to the Selectmen. Susan will bring other town’s fees to the next meeting and the Board will work on our fees.

The Board reviewed the Zoning Map Russell passed out to them from Bill Napier. Gretchen will meet with Charlie September 3rd, to go over the map. They have to look at perennial streams again and double check lot lines.

The next meeting will be Thursday, September 9, 2010. Russell informed the Board that Pat Eye has question regarding the land next door to New Hope Hospice and there is a new possible purchaser for the subdivision across the street.

ADJOURNMENT: Motion to adjourn at 8:40 pm by Frank Higgins, Henry Hodges 2nd. All in favor.

Respectfully Submitted,

Denise M. Knowles