

# TOWN OF EDDINGTON, MAINE

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## PLANNING BOARD

September 8, 2011

6:30 p.m.

## MINUTES

**CALL TO ORDER:** Meeting was called to order at 6:33 pm by Tom Vanchieri.

**ROLL CALL:** Members present were Tom Vanchieri, Frank Higgins, Henry Hodges, Susan Dunham-Shane, Michael Shepherd, Charles Norburg, CEO, and Russell Smith, Town Manager. Gretchen Heldmann and Craig Knight have excused absences. Motion that Mike be a voting member for Gretchen at this meeting by Frank, Susan 2<sup>nd</sup>. All in favor.

**MINUTES:** Motion to accept the minutes of the August 25, 2011 meeting after changing him to he in the second paragraph under New Business by Susan, Frank 2<sup>nd</sup>. All in favor

The Public Hearings for Autoworks and Tradewinds will not be this meeting because it did not get advertised. They will begin the Site Plan Review for these two applications and the Public Hearings will be at the next meeting.

**SITE PLAN REVIEW:** Robert Maquillan provided the Board copies of the Stormwater PBR Application Form, USGS Map, Aerial Map and Site Photographs for review. The DEP Report lessons the impervious area on the site. The Board discussed the 50' setback requirement in the Sign Ordinance. They do not have the right to approve a site plan if the sign is on someone else's property. Mr. Maquillan has removed the sign and plans to put up a new one. He will contact Charles for the permit. Robert has gathered up all the metal on the lot and has one pile left to move. He has not seen any oil in the cleanup process. His neighbors have been very positive about the work he has done to the property. He has gotten an eviction notice from his landlord for September 16, 2011, but will not be ready to move into the new building then. Russell will get more copies of his paperwork for the rest of the members. The Board will look over his plans for the next meeting, which will be the Site Plan Review and Public Hearing.

Jeff Thurlow and Chuck and Brandon Lawrence were present for Tradewinds application. The Board reviewed the new maps. Some of the items discussed included: There is cement there to protect the propane tanks. They plan to relocate them so they will no be as close. They have gotten a permit for Highway Opening from DOT. The DOT wants them to remove the old culvert from the gravel driveway. The dark lines on the map are the new grade of the land. There is no curb on driveway. Jeff is not worried that the plan will make more of a water drainage problem. The end of the area for the picnic table will be on posts. They have not sized the new cross culvert yet. The lighting will be downcast, shoebox style and will go off a half hour after store closes.

The power from the new office for lights will be underground. The first existing concrete slab will be taken out with the office plan and they have no plans for the second one. The septic tank for the office location is fairly new. They could not find the HHE 200 at the Town Office. They plan to have a toilet and sink in the office. There will be three or four people in the office in about a year, including Mr. Lawrence. They found the water shut off for the old lot and have checked with Bangor Water and they said it is ok to connect to it. Signage for the office will be on the building.

The Public Hearing to finalize the application will be September 22, 2011.

**NEW BUSINESS:**

**UNFINISHED BUSINESS:** Denise will add the changes to the Zoning Ordinance from the meetings in which the Board reviewed the attorney's comments. When she is done she will email it to Susan for her to review first and then she will email it to everyone else before the next meeting so they can review it. If we can get the final draft done, they could have the Public Hearing for it in October.

**PUBLIC ACCESS:**

**STAFF REPORTS:**

**PLANNING BOARD COMMENTS:** In regards to Mainely Handbags sign, Charlie explained that during her original application, Crystal Jones was informed that she was in the Agricultural Zone. He has spoken to her mother about the signs and she said she would pass the information to her. The Board would like Charles to draft a letter tomorrow to Mainely Handbags about the sign requirements for her property.

The Board also wants Charles to contact Wilbur Libby to make sure he knows how far from the road his sign should be according to the Sign Ordinance and State right-of-way rules.

In regards to A & D Klumb Environmental, LLC, Charles did not get a letter to them explaining that we have a Tower Ordinance and would like to contact US Cellular. Mike said there was another notice in the paper last week with a phone number for people to contact. Charles will get the letter to them tomorrow. Susan researched the Tower Ordinance and the setback was ~~changed-clarified~~ from 500' to 1000' from state, town, or subdivision roads.

Mike is going to deploy around the first of November and will be gone at least 60 days. He has been talking with Bangor Savings Bank about some lots on Sprucewood Drive that were previously owned by Frank Pawlencio and are now owned by the bank. He is thinking about purchasing part of the lot. Charles explained that anyone could buy the lot and build on it without coming to the Board, but if they subdivide it they would have to come before the Board. If he bought 3 acres it would be dividing the lot into two pieces. Mike will talk to Russell more about the land. They will need to check when the last phase of the Subdivision was. Mike will also want to talk to the Tax Assessor as to how it will be assessed.

**NEXT MEETING:** The next meeting will be September 22, 2011. .

**ADJOURNMENT:** Motion to adjourn at 7:30 pm by Frank, Henry 2<sup>nd</sup>. All in Favor.

Respectfully Submitted,

Denise M. Knowles