

TOWN OF EDDINGTON, MAINE

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PLANNING BOARD

September 12, 2013

6:30 p.m.

MINUTES

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

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

MINUTES: Motion to accept the minutes of the August 22, 2013 meeting as written by Susan Dunham-Shane, Henry Hodges 2nd. All in favor.

UNFINISHED BUSINESS: Chris and Wendy Shirland of A & J Auto came before the Board to present an amendment to their original Site Plan application for an auto repair business at 231 Main Road. They want to up the amount of vehicles in their yard to 50 per week. Per Mrs. Shirland they have 15 parking spaces available on the lot, with space for 10 vehicles overnight. The vehicles in their yard overnight are ones that they are working on. Some of the vehicles are left when done waiting for payment or the owner is away for a while and will pick it up when they come back. It was suggested that a stock-aid fence by the utility pole would block the cars from the neighbors and make it more appealing to look at.

Motion that we accept the amended application from Chris and Wendy Shirland for A & J Auto to increase the maximum number of customer cars on site at any one time to 15, not counting their own vehicles. They are not required to put up a stock-aid fence. By Susan Dunham-Shane, Henry Hodges 2nd. All in favor

NEW BUSINESS: Al Belanger and Cindy Horten came before the Board about moving their camp at 122 Rooks Road, Map 26 Lot 4, which is in the Shoreland zone. The current septic tank will be filled in or removed with a new tank back near the leach field. The square footage allowed within 100' in the Shoreland zone is 1500'.

The new structure will be 28' x 60' with a total of 1632 square feet. (The deck is included in the footage.) The total footage within 75' will be 1422 square feet, with 210' between 75' and 100'. According to the Ordinance, the Board has 35 days from the day they deem an application is complete to rule on it.

Mr. Belanger needs to do an application for a building permit and a Shoreland Zone application. It needs to show the location of the well and septic system, description of the shrubbery and trees being removed and replaced, include a blow up of the structure, provide a statement of what the square footage will be within 75' and 100', show parking areas and how the driveway is being modified. (They plan to revegetate the existing parking area.) There are posts under the existing camp and there will be a frost wall under the new structure. The first 200' of the lot are in the Shoreland Zone with the remainder in Rural Residential. He is planning on a 15' setback. It was questioned whether there are any overhangs on the building. The Board would like 9 copies of the application to the Town Office this week so it will be on the next agenda.

David Pooler, Surveyor, had questions for the Board regarding the lot frontage at 1551 Main Road. The lot in question is a 2-acre lot behind the horse farm, that includes the house at this address, between Rt.9 and the Water District Road. Mr. Pooler was requested to come before the Board by the

attorney of the Mortgage Company that owns the lot to see if the Planning Board would allow the frontage for the lot to be on the Bangor Water District Road. The 2-acre lot with the house was originally part of a lot that included the horse farm with barns. When the horse farm was sold, separating it from the house and 2-acre lot, there was no mention of any easement to the 2 acres. This created the problem of where they will get the road frontage for the property. According to our ordinance, the definition of road frontage is the horizontal distance between the intersections of the side lot lines with the right-of-way of any road, public or private.

The mortgage deed includes the driveway in its description of the lot and there was a conveyance in the mortgage to use the pole line with the driveway. The lot is in the Mixed Use Zone, which has a one-acre lot size with 100' of frontage.

Motion that the lot shown at 1551 Main Road, Eddington, in Book 11596, Page 96, meets the Towns Ordinance for frontage with frontage on the Bangor Water District Road and access requirements by the driveway easement and thus does meet the Town's requirements for a legal lot by Frank Higgins, Susan Dunham-Shane 2nd.

OTHER BUSINESS: Russell informed the Board that in regards to the complaint from the resident on Riverside Drive that the Music from Walton's Campground was too loud, It has been discovered that she was actually hearing the music from the Waterfront Concerts in Bangor. The Board has no authority in a noise matter.

Charlie received a call from someone in Town that wanted to know if he could move Box Trailers onto his land for 3 to 5 years. If the trailers are not registered, they become a structure and must follow the rules for a building. They would also have to fit the accessory structure rules.

Charlie informed the Board of a needed change to the 911 Addressing Ordinance in regards to the Size and Color of the Number, Section 6, c. The Ordinance says the number will be black and 4". The signs that the Town uses from the Penobscot Area Triad have white numbers on a green sign.

The Board wanted Russell to write a letter to the Town attorney and ask "Does an Application go with the land or the applicant." Our Ordinance does not say anything about a permit being nontransferable. No work has started on the lot. It has been many years, back in the 1990's, since they have hauled out any gravel and at that time there were no houses there.

Gretchen is waiting for responses from everyone she invited to participate in a Workshop on a Rights Based Ordinance.

STAFF REPORTS: Charlie contacted Hilma Adams and she is doing timber harvesting on her lot on Rt. 9.

Russell informed the Board that Bangor Hydro Electric has put the signs along Rt. 9 for approved access roads because they are doing work on the power lines.

PLANNING BOARD COMMENTS:

PUBLIC ACCESS:

NEXT MEETING: The next meeting will be Thursday, September 26, 2013.

ADJOURNMENT: Motion to adjourn at 7:45 by Henry Hodges, Susan Dunham-Shane 2nd. All in favor.

Respectfully Submitted,

Denise M. Knowles