



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD
September 23, 2010
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, Frank Higgins, Gretchen Heldmann, Charles Norburg, CEO and Russell Smith Town Manager. Jeff Thurlow AND Susan Dunham-Shane have excused absences. Motion that we make Frank a voting member for today's meeting by Henry Hodges, Gretchen Heldmann 2nd. All in favor.

MINUTES: Motion to accept the minutes for the August 12, 2010 meeting with the noted changes after Denise and Russell listened to the recording of the meeting by Frank Higgins, Gretchen Heldmann 2nd. All in favor.

Motion to accept the minutes of the September 9, 2010 meeting with the change to the last sentence in the first paragraph in new business to read "It will depend on when he buys the land and gets an application submitted" and a correction in the spelling of Najpauer by Frank Higgins, Gretchen Heldmann 2nd. All in favor.

NEW BUSINESS: Mr. Lawrence presented the Board with a revised plan for his proposed addition. Plisga & Day updated it to show what in there today plus the new addition. They have found they do not have to move the front line with these new plans. The ice machine and kerosene tank will be removed from the front side of the building and nothing will be stored there. He is doing away with the picnic table. Light wraps have been put on the lights over the gas tanks so that they now funnel down and are on ½ power after hours.

Shrubbery for screening and aesthetics were on the originally approved site plan and this has not been followed and they have not been granted a waiver. The Board has received a complaint about the shrubs not being planted. He needs to do the screening that was on the original plan. Mr. Lawrence does not agree with the planting stipulations, but will do what is required. At the time of the original plan, he did not own the two lots beside the store.

Mr. Lawrence has already gotten a permit for a storage building. He is planning to down size the building, to 6 x 20, so that he will not have to cut into the bank or affect drainage in the ditch and will not affect traffic flow. He will also move the dumpsters to the side lot. He will do the right thing and will change the storage building from the location on the new as built map.

Motion to approve the Site Plan application as submitted for Tradewinds' addition to the front of the building, with the stipulation that plantings should be completed as they show on the original plan except for planting on the south side with no nonnative species allowed. The applicant has also indicated that he will not store any materials on the north side of the building. By Frank Higgins, Henry Hodges 2nd. All in favor. Mr. Lawrence should also add landscaping and move the shed to the new location on the updated map.

UNFINISHED BUSINESS: Tom brought up some items that should be considered and may be raised during the Public Hearing. 1. If a windmill company were to buy out a residence, would there be any arrangement that it had to be purchased at pre-construction value. 2. What if someone outside the restricted area wants to sell because of the development, can they have any option of selling out to developer at pre-construction value? 3. Do we open up the possibility for residents that may plan construction on a lot within the restricted area in the future?

Russell will send the Wind Facility Ordinance to the lawyer and once we hear back from him, they can schedule the Public Hearings. The request for an extension of the moratorium will go to the Selectmen next Tuesday, September 28, 2010 at 6:00 pm.

In regards to the Zoning and Subdivision Ordinances, Russell called Bill Najpauer today, but did not hear back from him yet. Bill has told Russell he will stay with us until the plan is completed. Russell will determine Public Hearing dates and email them to everyone. Everything has to be available for the residents to read before the meeting date is set. Public hearings will probably be in November.

The Board thought Bill Najpauer may have experience with a Hospice in the past and they would like Russell to ask him where it would fit in the Zoning Ordinance.

Gretchen will provide a soils map to lay over our town map. Anyone doing a subdivision will need to show the soils on their plans. There will be a class on erosion control. As of 1/31/13, any excavation will require a DEP person on site to make sure the contractor is following all erosion control regulations.

Everyone was given a copy of the Shoreland Zoning Newsletter.

The meetings in October will be on Thursdays, the 14th and 28th.

ADJOURNMENT: Motion to adjourn at 7:30 pm by Frank Higgins, Gretchen Heldmann 2nd. All in favor.

Respectfully Submitted,

Denise M. Knowles