

# TOWN OF EDDINGTON, MAINE

906 MAIN ROAD  
EDDINGTON, MAINE 04428  
PHONE: 207-843-5233

INCORPORATED IN 1811  
MUNICIPAL OFFICERS  
FAX: 207-843-7758

## PLANNING BOARD October 7, 2009 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 and Bill Najpauer of Renaissance. Charles Norburg, Russell Smith, Susan Dunham-Shane, Gary Poisson and Jeff Thurlow have excused absences.

**NEW BUSINESS:** This meeting is a workshop to work on the Ordinances with Renaissance. Everyone received an email from Renaissance with the agenda and Discussion materials for the meeting. Bill passed out Implementation Committee Meeting Schedules and Population and Housing Projections. (Denise will email copies of each to everyone not at the meeting.) The following are some of the agenda items discussed and changes suggested by the Board to the discussion material.

1. Gretchen has put information regarding the Ordinance work on the Town Website.
2. Reach out to civic and social groups in town. Will revisit with Sue Shane at next meeting.
3. Bill showed the Board a new map with the new suggested zones.
  - a. The zoning in Clifton at the Eddington town line is moderate density, industrial/commercial.
  - b. The Board would like to extend the proposed mixed use section to the Clifton/Eddington line and adjust it to start at the Cupola business.
  - c. Define zones to allow doctor office or accountant, etc. Limit them to Cottage Industry (which the Board defines itself) on Rt. 9 and possibly in Rural Residential area.
  - d. The zoning in Brewer at the Eddington town line is Rural/low density residential
4. The Draft District Use Chart was reviewed, with some items changed and others added. The Following were added: Assembly Functions, Junk Yard/Auto Salvage, Restaurants, Professional Office, Medical, Landfill/Transfer Station, Recycling Facility and Adult Entertainment. They will specify zoning areas and permit rules later.
5. Dimensional Table was discussed. The Board would like to revisit this with reference to the side and rear setbacks and the 4-acre lot size in the Rural A and Commercial Zones. After much discussion, Bill suggested the possibility of allowing 2 acre lot divisions with lots now under 20 acres and lots over 20 acres would have to be divided into 4-acre lots.
6. A formula is needed for building caps in the districts. The current comprehensive plan allows 30. The options are to reduce the amount to 10 in rural areas, exempt permits in open space subdivisions and exempt lots in excess of 20 acres. Tom would like more information on open space subdivisions. They will revisit this item. (It was suggested to ask residents how they feel about building caps on the survey form.)
7. Bill suggested eliminating the Special Exception Category. They will establish review criteria for permit applications.
8. Under Performance Standards, add Right of Way, which will include driveway (2 homes), common driveway (3 homes), and beyond that will be Road A or Road B.

9. They want to address the 200' road frontage rule on lots that are on 60, 70 or 90 degree corners.
10. Under Subdivision Outline, discussion was started on minimum lot size not including wetlands, roads, right-of-way, steep slopes, water bodies and storm water drainage features. Some Board members agree with this and others don't. Frank pointed out that not having this can cause sprawl and subdivisions that have wetlands be the open space area.

**OTHER BUSINESS:** Gretchen was asking if Charles Norburg had sent a letter to Crosby's Gun Shop regarding their sign violations. She questioned it because he now has his truck, with business logo on it, out beside the road for sale. Denise told her that he has purchased a new truck and is probably selling his old truck. Denise will check with Charles to see if he has sent him a letter yet.

The Board members present do not want to meet tomorrow night to work on the Windmill Ordinance. Denise will contact everyone next week when a meeting date is decided upon. The next scheduled meeting would be the regular Planning Board meeting on Thursday, October 22, 2009. After that they will meet Monday, October 26, 2009 with Renaissance. Tom Vanchieri will be gone the week of October 26, 2009.

**ADJOURNMENT:** Meeting adjourned at 8:43 pm.

Respectfully Submitted,

Denise M. Knowles