



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

October 14, 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, Jeff Thurlow, Charles Norburg, CEO and Russell Smith Town Manager. Susan Dunham-Shane has an excused absence. Motion to accept Frank as a voting member for today's meeting by Henry Hodges, Gretchen Heldmann 2nd. All in favor.

MINUTES: Motion to accept the minutes for the September 23, 2010 meeting as written by Frank Higgins, Henry Hodges 2nd. All in favor.

NEW BUSINESS: Jim Rivers was present for Bruce Harvey regarding a proposed subdivision on Rocky Ledge Road. They are proposing a 10-lot subdivision of 2 to 3 acre lots having 200' of frontage each. They have not had a formal survey done yet and they know there is wetland and a stream on the property. They are planning a 600' road with a cul-de-sac at the end. The Board said he would have to contact the Fire Chief to inspect the area and give his recommendation for fire suppression. There is a cellar and partial septic system in the area of lot 9 and lot 10.

The proposed subdivision is off the Rocky Ledge Road. The existing roads to the property are not up to town standards and should be brought up to town standards. Mr. Rivers will get copies of the Road and Subdivision Ordinances off our website to show the road specifications to his developers. They will then contact Russell to discuss the roads further. Board members will go with Russell to check out the road in the future. Gretchen pointed out that the piece of land discussed appears to be in a bird habitat and wetland area. The Board verified this on the Town maps.

UNFINISHED BUSINESS: Tom explained that the Moratorium extension was granted after some discussion at the Selectmen's meeting. Two members voted to grant the extension and 2 voted against it. Tom and Susan explained the purpose of the extension and when it was voted on again they received three votes for the extension. (one board member was absent)The Board feels that we need to get information on how the mil rates, subsidies and revenue sharing were affected in towns, which have had wind energy facilities developed. Tom recommends that everyone check out the website for Dixmont Wind. They have a lot of their research information available at the site.

Each of the Board members received a copy of the letter Eolian presented to the Selectmen regarding their concerns about the proposed Wind Energy Facility Ordinance. Russell said that representatives from Eolian will be able to speak at the Public Hearings for the Ordinance, but will not be allowed to do a presentation. Russell will get a copy of the Eolian letter to our attorney for review.

Susan Shane left a paper for the Board members showing the information she had gathered from towns around the state showing their Application fees for Wind Energy Facilities. The Board looked over the sheet and were happy with the fees they had set for Large Wind Energy Facilities. They will discuss the fees for Small Facilities at the next meeting.

Russell informed the Board that the town attorney has copies of the Wind Energy, Subdivision and Zoning Ordinances to review. He has not heard anything back from him yet on the Wind Energy Ordinance.

Russell said the mapping is all set with Bill Najpauer for the Zoning Ordinance. Gretchen has the final plans showing screen buffers. Russell will talk to Bill to see how he wants to include them on the final maps. Gretchen would like to receive his maps and add the information to it.

The company that Jeff Thurlow works for made copies of our Town Maps for a project they are working one. They then emailed PDF copies of the maps to the town. Russell will forward these on to Gretchen and she will put them on the Town website.

The next meeting will be Thursday, October 28, 2010.

ADJOURNMENT: Motion to adjourn at 7:40 pm by Frank Higgins, Henry Hodges 2nd. All in favor.

Respectfully Submitted,

Denise M. Knowles