



# *Town of Eddington*

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906 Main Road Eddington, Maine 04428

## **PLANNING BOARD**

**October 26, 2009**

**6:30 p.m.**

## **MINUTES**

**CALL TO ORDER:** Meeting was called to order at 6:35 pm by Bill Najpauer of Renaissance Planning Associates.

**ROLL CALL:** Members present were Henry Hodges, Frank Higgins, Gretchen Heldmann, Jeff Thurlow, Susan Dunham-Shane and Bill Najpauer of Renaissance. Charles Norburg, Russell Smith, Gary Poisson and Tom Vanchieri have excused absences.

**NEW BUSINESS:** This meeting is an ordinance workshop with Renaissance. Everyone received an email from Renaissance with the agenda and Discussion materials for the meeting.

### **Public Outreach Strategy**

They will not do anything at the November election. Bill would like to wait until they have more information together. Susan suggested that they add the Eddington Fire Department to the list of outreach groups.

### **Revisions to the Comprehensive Plan**

The Board reviewed the changed concept Land Use Map from Renaissance. Items mentioned at the last meeting are reflected on this map. The discussion of the proposed land use districts included information on having an overlay Commercial Zone over the mixed-use zone near the Brewer line and adjusting the mixed-use zone at the Clifton line.

### **2<sup>nd</sup> Rough Sketch/Outline of Ordinances**

The conversation regarding the Ordinances continued to include:

1. Bill informed the Board that they could request 2 suitable subsurface tests be provided for septic design for one-acre lots.
2. Road requirements will be specified and may be dependant on the number of houses or number of vehicle trips on the particular road.
3. They will need to add information regarding a right of way becoming frontage on a lot and thus becoming a road.
4. They will revisit the amount of usable land on a lot in the ordinance discussion.
5. They will revisit wetland description
6. Bill explained the possibility of allowing a little flexibility for areas with increased lot sizes to be helpful to the landowners.
7. The use chart, dimensional table and open space will be discussed at the next meeting. The Service District will be removed from the use chart.

8. Bill would like to combine some ordinances into the Zoning Ordinance. This will put all the core information into one ordinance and will make it easier for making any changes in the future. The Flood Plain, Shoreland, Telecommunications and Windmill Ordinances would possibly remain separate. If they do leave all ordinances separate, a system will have to be devised to track each and keep them all up to date.
9. Procedures and guidelines for the CEO and Planning Board submissions will be set up with uniform reviews.
10. The Board reviewed the draft subdivision outline. The following items will be added to the Performance Standards: waivers, wetland delineation, phasing in option. Traffic impact, roads and intersections and Flood Plain will be covered in separate ordinances.
11. The Road Ordinance will include: that a road has to be built and inspected to town standards before a building permit is issued, road finishing requirements in relation to additional development will need to be established, a homeowners association will be required.
12. The duties of the CEO will be defined.

**OTHER BUSINESS:** Gretchen Heldmann has updated the website with the minutes, agendas and meeting schedule.

The Board is concerned about the big orange sign on Wilbur Libby Jr's property. They were also questioning the height limitations on the building. Denise will inform Charles Norburg and have him look into it for the Board.

**ADJOURNMENT:** Meeting adjourned at 8:45 pm.

Respectfully Submitted,

Denise M. Knowles