

TOWN OF EDDINGTON, MAINE

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PLANNING BOARD

October 27, 2011

6:30 p.m.

MINUTES

CALL TO ORDER: Meeting was called to order at 6:33 pm by Tom Vanchieri.

ROLL CALL: Members present were Tom Vanchieri, Frank Higgins, Susan Dunham-Shane, Craig Knight, Gretchen Heldmann and Charles Norburg, CEO. Henry Hodges and Michael Shepherd have excused absences. Motion to make Craig a voting member for Henry tonight by Frank, Susan 2nd. All in favor.

MINUTES: Motion to accept the minutes of the September 22, 2011 meeting after correcting the name Claustin Lawrence in the last paragraph by Frank, Craig 2nd. All in favor.

NEW BUSINESS:

UNFINISHED BUSINESS: The Board reviewed the notes from Susan and Denise on items they noticed that were noted to revisit while reviewing the Zoning Ordinance after the changes were made from the meetings with the lawyer. The following were made:

305.6 – Use the wording from the second noted change. It will read: “A permit secured under the provisions of this Ordinance shall expire if the work or change is not commenced within one year of the date on which the permit is granted and if the work or change is not substantially completed within two years of the date of the permit.”

302.2 – Leave as is

401.6 – Leave as is

402.1.3 – Add this section as noted with the wording: “The proposed activity will not have a significant detrimental effect on the use and peaceful enjoyment of abutting properties as a result of noise, vibration, fumes, odor, dust, glare or other causes.”

302.3 – regarding accessory structure of less than 100 square feet, Charles will come up with the wording for this section at the next meeting.

401.7 – Leave as is

403.2.5 – Leave as is

404.1.3 – In the second to last sentence, change “will” to “shall”

706.1 – Remove “test pit” and replace with “system” three places in this section. At the end add “This shall be registered at the Registry of Deeds and transferred to future purchasers. Proof of recording at the Registry shall be submitted to the Town Office.”

709.2, 802.2.7, 804.2, 805.4, 809, 903.14, 904.2, 909.1, 1002, 1010 – Leave as is

901.2.8 – Change the “5%” at the end of the sentence to “8%.”

1002.2.2 – Change “3 employees” to “5 employees”

1006.1 and 1006.2 – Add “newly sited” before manufactured homes at the beginning of each section.

1008.2.3 – Change “2 times the minimum lot area “ to two times the minimum lot size” and at the end add ”multiplied by the number of proposed lots.”

Gretchen will add a mark to the Zoning District Map Legend for Limited Residential, Resource Protection, Stream Protection, Water Bodies and Me IF&W rated Wetlands that they are part of the Shoreland District.

1005.7.1 – correct “t he” to “the”

Denise asked everyone to review the changes in the Zoning Ordinance that are in red.

STAFF REPORTS:

PLANNING BOARD COMMENTS: Gretchen has finished renumbering the Subdivision Ordinance.

Gretchen wants Charles to address Mainely Handbags regarding too many signs. Also Wilbur’s sign is back.

PUBLIC ACCESS:

NEXT MEETING: The next scheduled meeting would be November 10, 2011. Susan and Tom cannot make this meeting. Denise will email everyone to set up a time for the next meeting. .

ADJOURNMENT: Meeting adjourned at 8:47 pm.

Respectfully Submitted,

Denise M. Knowles