



# Town of Eddington

906 Main Road Eddington, Maine 04428

## PLANNING BOARD

October 28, 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, Susan Dunham-Shane, Henry Hodges, Frank Higgins, Gretchen Heldmann, Jeff Thurlow, Charles Norburg, CEO and Russell Smith Town Manager.

**MINUTES:** Motion to accept the minutes for the October 14, 2010 meeting as written by Henry Hodges, Gretchen Heldmann 2<sup>nd</sup>. All in favor.

**NEW BUSINESS:** Jim Leonard, the new owner of the Fifield Estates Subdivision was present with new MYLARS to be signed by the Board that show the name change to Spruce Point. The road name in the subdivision has been approved by the Selectmen and Fire Chief and will be White Spruce Drive. Gretchen questioned the board members that were there for the original approval of the subdivision on whether or not anything else seemed to be different, to make sure that everything else on the plan had remained the same. No members noted any other differences than the name changes.

Motion that we vote to accept the change of name from Fifield Estates to Spruce Point Subdivision on the land of Tik Tok LLC by Susan Dunham-Shane, Henry Hodges 2<sup>nd</sup>. All in favor. Each member of the Board signed the MYLARS.

**UNFINISHED BUSINESS:** Russell Smith told the Board that he had met with Frank and then with the developer the next day to examine the condition of the Rocky Ledge Road. The developer will meet with his contractor to discuss the road further. He asked if the land could be divided into two lots. They have sold some land to George Butler, and time wise he has to wait until April to do it in order to avoid state law regarding subdivision rules. Russell does not believe they will be back to continue the Subdivision Plan because of the expense of doing the road and the land has a lot of wetland. If they decide to do two lots, they would not have to come back before the Board.

The Board discussed setting the Wind Energy Facility Fees. Susan Dunham-Shane checked on line and called many towns to get an idea of what other towns were charging in their Small Scale Ordinance. She provided the Board with a list of the fees from various towns.

Motion that we recommend to the Selectmen that for the Small Scale Wind Energy Facility Ordinance the rate should be a \$40.00 tower review fee per tower plus the Town of Eddington building Permit standard fee of \$10.00 for the first \$1000.00 of value and \$1.00 per additional \$1000.00 of value. (MSRP based on the manufacturers list price of the tower) by Susan Dunham-Shane, Jeff Thurlow 2<sup>nd</sup>. All in favor.

Motion to forward to the Selectmen a recommendation for the Large Scale Wind Energy Facility Fees as written in the Ordinance, Section 107, Fees and Costs, page 20, which reads as follows:

## Section 107 - Fees and Costs

107.1 **Preliminary Cost Agreement.** At the time an Application for a WEF Site Permit is filed with the Town, the Applicant shall execute for the benefit of the Town an agreement to pay and provide adequate surety guaranteeing payment of the cost of the investigation, review and processing of the Application, including without limitation by way of enumeration, legal, engineering, acoustical, planning, environmental, and staff administrative costs as provided in this Ordinance. The agreement shall provide for the establishment of an escrow account with a minimum of \$10,000.00 cash deposit to be provided by the Applicant to begin review under this Ordinance. The Town may use the funds in the escrow account in connection with the application review as allowed by this Ordinance. In the event that the cash deposit in escrow is insufficient to complete the review, the Town shall notify the Applicant that additional funds are necessary and of the amount reasonably believed necessary to complete the review, and the Applicant shall provide the additional funds. The Planning Board shall not begin processing, or in the case of where additional funds are requested, shall not continue processing, the Application until the preliminary cost agreement is approved and signed and until the required surety, or additional surety, and/or funds, are provided to the Town.

107.2 The application fee for a Site Permit shall consist of a base application fee of \$2,500.00, plus \$500.00 for every WT included in the project.

107.3 The application fee for an Operational License is \$1,000.

107.3 The annual fee for an Operational License is \$1000.00 per megawatt of rated capacity.

by Gretchen Heldmann, Henry Hodges 2<sup>nd</sup>. All in favor.

Each of the Board members had been given a copy of the correspondence from the Town Lawyer outlining his notes and comments after reviewing the Eddington Draft Zoning Ordinance. The Board felt that a lot of the issues Bill Najpauer could address. They would like to wait to discuss the comments after they get Bill's response. The Board may want to have Bill and the Lawyer at a meeting at the same time to discuss the issues presented. Susan questioned why the sheet from the Lawyer was dated October 7, but they did not received it until the 27<sup>th</sup>. Russell explained that he did not receive it until October 14<sup>th</sup> and he got it to the Board as soon as time allowed. Russell further explained that he had asked the Lawyer to review the Wind Energy Ordinance first, but he did the Zoning Ordinance first.

Susan received a call from a concerned resident about the Meadowbrook Way Subdivision and selling more lots. Russell told the Board that he had been contacted by Rodney Buswell regarding this subdivision. He was wondering about splitting one of the parcels into three lots. Mr. Buswell could sell one lot because it has been more than five years. He would have to do a subdivision and come before the Planning Board for 3 or 4 lots. Russell thought the road may meet town specs except for pavement.

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**ADJOURNMENT:** Motion to adjourn at 7:50 pm by Gretchen Heldmann, Susan Dunham-Shane 2<sup>nd</sup>. All in favor.

Respectfully Submitted,

Denise M. Knowles