



# *Town of Eddington*

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906 Main Road Eddington, Maine 04428

## **PLANNING BOARD**

**November 4, 2009**

**6:30 p.m.**

## **MINUTES**

**CALL TO ORDER:** Meeting was called to order at 6:30 pm by Bill Najpauer of Renaissance Planning Associates.

**ROLL CALL:** Members present were Henry Hodges, Gary Poisson, Tom Vanchieri, Susan Dunham-Shane, Gretchen Heldmann, Charles Norburg, Russell Smith, Sarah Flax and Bill Najpauer of Renaissance. Jeff Thurlow had an excused absence.

**MINUTES:** Susan Dunham-Shane pointed out that Sarah Flax's name was left off the roll call of the October 26, 2009 minutes. Denise will correct this.

**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**

Bill informed the Board they would approach the State Planning Office with an amendment to the existing Comp Plan. It would consist of a couple pages revised in the Land Use Section and the Map revised with the changes they have discussed. There is a turn around time with the state of about 30 days. After everything is prepared, they could have Public hearings in January with a presentation at the March Town Meeting to be voted on.

### **Continue discussions: Revisions to the Comprehensive Plan**

Some of the changes to the Comprehensive Plan include:

Not immediately instituting the building permit differential

Making two Commercial areas on Rt. 9

Commercial overlay along the Brewer/Eddington town line at Rt. 178 if water extends into town

Redesigned Mixed Use area at the Clifton/Eddington town line

Trimmed Mixed Use district on Rt. 178

Removed the Service district area

The Board then discussed the current Land Use Map. Gary Poisson pointed out that initial discussion of the Comprehensive Plan had two-acre lots on the river side of Rt. 178, but then the final map came through it was all 4 acre lots. The Board decided to change the zoning on the river side of Rt. 178 to

Residential A with 2 acre lots. (250 from the River would fall under the Shoreland Zone rules, with the balance in Rural Residential A.)

They discussed the need to redefine where Junk Yards are allowed. The Libby Junk Yard will be left in the Mixed use area.

The Clewley Restaurant will be added to the Commercial area.

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

Bill Najpaur explained Open Space Development. It has more detail than a regular Subdivision Plan. Homes are placed on land to maximize development space and specify restrictions for the open space area. The Board and developer will want planning assistance with this type of development. They will need to decide what type of land is allowed in open space. Open space land does not have to have public access. It could be productive land such as hayed or forested. Wetland would be taken out of buildable area. Charles Norburg suggested that developers should be told to map their wetlands. The Board will revisit density bonus and having Town Manager review at a later meeting.

The Zoning Ordinance Section outline and Subdivision Ordinance outline were reviewed. Bill will bring printed copies of the Road and Zoning ordinances to the next meeting. They also reviewed the draft traffic access and roads and parking standards. The existing Road Ordinance with 1000' limit has been redone. The Board should review the draft and bring their ideas to the next meeting. They will want to add non-development access. The Ordinance will address major, local and rural roads. They will have to put something in to apply to existing roads (grandfather clause) and also look at driveway requirements. The Planning Board has not guaranteed that a road will be taken over as a Town Road. A phasing option will be included in the performance option. They will address 90% bend on roads.

With the Subdivision Ordinance they need to decide when a permit will be allowed to be issued.

Bill will email information for the Board. Print out first couple pages only of the first working draft of the Zoning Ordinance.

**OTHER BUSINESS:** The next meeting with Renaissance will be Monday, November 23, 2009. The Board will meet tomorrow, November 5<sup>th</sup> for a Windmill Ordinance Workshop. The regular Planning Board meeting is Thursday, November 12, 2009. The Board can look over the Addison and Elliot Windmill Ordinances before the meeting.

**ADJOURNMENT:** Meeting adjourned at 8:42 pm.

Respectfully Submitted,

Denise M. Knowles