



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

November 9, 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 and Russell Smith Town Manager. Charles Norburg had an excused absence.

MINUTES: Motion to accept the minutes for the October 28, 2010 meeting with the revisions from Gretchen by Susan Dunham-Shane, Henry Hodges 2nd. All in favor.

NEW BUSINESS: Crystal Jones of 283 Main Road explained to the Board that she would like to open a business in the building on her property that was previously a dvd, baseball card and memorabilia sales business. She plans to sell gifts, crafts, hand bags, jewelry, accessories, some consignment clothing and shoes and more 3 or 4 days a week. She would like to call it "Crystal's Boutique". She plans to use the existing building with no changes to it. There is room to park six or eight vehicles without parking on the road plus she has a wrap around driveway that could provide extra parking. Ms. Jones should meet with Charles about the signage allowed for her zone.

Motion that we allow Ms. Crystal Jones of Mainely Hand Bags to operate a business at 283 Main Road with the understanding that it has been a business storefront similar use in the past and she is continuing a similar low impact use and is subject to sign restrictions in the appropriate area since this is not actually commercial and involves getting grand-fathered permission from a previous use, but the signs have to follow the agricultural area in the Ordinance by Susan Dunham-Shane, Jeff Thurlow 2nd. All in favor.

(Ms. Jones was originally going to call her business Mainely Hand Bags & More, but during the meeting said she has decided to call it Crystal's Boutique. This was not noted in the motion.)

Aimee and Anthony Bogan of 344 Main Road came before the Board with their plans to open a Day Care at their new residence. The property was previously a Cat Day Care. The kennels have all been removed except for one outside, which will be removed in the spring. She has been licensed by DHS to take care of 8 children from infants to 12 year olds. She would like to do after-school care and in a couple years she could have up to 12 children. She has gotten her paperwork from DHS and the Fire Marshall's Office.

Charles located the original septic system plan and said it will handle 4 to 6 children. This would mean it would need a design for a larger system to be able to care for 8 children. The new building was done in 2001 and they are assuming the new bathroom was hooked into the existing system. The septic is used for the house as well as the day care. (The Board would like Russell to check the old plumbing permits for 2001 and 2002 and the minutes for the when the new building was built to see if there was

another plumbing permit given to Dot Demyan when she opened her business or if there is any reference to it in the minutes.) The Board can accept the application and then have Aimee contact Charlie regarding a larger septic system. Charles went up to the residence and had a question about the two pipes coming out of the addition. The Bogans' explained that there is radiant heat in the flooring and one of the pipes is in case of a problem with the heating system, this will allow the hot water to drain. The second drain is a rainspout.

Motion to approve the Day Care business operated by Aimee and Anthony Bogan at 344 Main Road with the caveat that she needs to speak to Charles Norburg regarding the need for a new septic design, the Day Care is approved for up to 6 children until such time when a design is made to accommodate more with Charlie's guidance by Gretchen Heldmann, Jeff Thurlow 2nd. All in favor. They do not need to do a Site Plan Review for a home occupation that is a change of use.

UNFINISHED BUSINESS: Russell reported that they are still waiting for the review of the Wind Energy Facility ordinance from the Attorney, Charles Gilbert. The Board would like Russell to ask Mr. Gilbert how far he has gotten on the Wind Ordinance to see if the Board can have what he has done to review.

The Board will want to meet with Charles Gilbert and Bill Najpauer about the Zoning Ordinance and meet with the Mr. Gilbert about the Wind Energy Ordinance at a separate meeting. The Grant to work with Bill for the Zoning and Subdivision Ordinances ran out in May, but he has agreed to follow through until it is complete. Russell verified with Gretchen that Bill had not sent anything to her regarding the maps. Frank suggested that we tell Bill and Charles that we are going to meet on November 30th to discuss the Zoning Ordinance.

The next meeting will be November 30, 2010. The meetings in December will be the 9th and 23rd. (Gretchen cannot make the meeting on the 9th) Russell told the Board that Michael Shepherd had mentioned that he is interested in being on the Planning Board and he will be back in December.

Susan mentioned that she has heard two audiologists speak about the sound issues regarding windmills at other meetings she has attended. They each represented opposite sides of the issue. After some discussion, the Board decided they would like to have an informational meeting with the two audiologists and present a one-page bullet with the key points about the Wind Energy Ordinance to inform the residents. The Board would like Susan to contact each of them to see if they are interested in attending a meeting in Eddington to debate their views, and to also find out if they charge a fee and how much it will be. Gretchen will do the bullet presentation.

ADJOURNMENT: Motion to adjourn at 7:37 pm by Henry Hodges, Gretchen Heldmann 2nd. All in favor.

Respectfully Submitted,

Denise M. Knowles