



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

December 2, 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, Frank Higgins, Gretchen Heldmann, Jeff Thurlow and Bill Najpauer. Charles Norburg, Susan Dunham-Shane and Gary Poisson have excused absences.

NEW BUSINESS: This meeting is an ordinance workshop with Renaissance. They continued their discussion on the Zoning Ordinance Committee Working Draft.

Continue Discussion: Review Draft Ordinance The Board continued their discussion on the Zoning Ordinance Committee Working Draft starting on Page 18.

Here are some of the changes or additions noted:

Add a definition for Household Pets and address fowls and roosters.

There should be a note at the beginning of the District Use Chart that states "Refer to Shoreland Zone Ordinance for different restrictions for each kind of zone."

Better define Reuse of Agricultural Building reference

In the Dimensional Table, remove the SD Section

They will need to address box trailers that are parked and left on a lot. (if they are inspected and registered they are considered a trailer and if not they are considered a structure. Charles Norburg will have to govern this issue)

Revisit accessory building set backs

701.3 add "to the greatest extent practical." at the end of the sentence.

701.5 in the last sentence, remove "in a straight line between the front lot boundary pins, parallel to the road." and add "along the curve."

704 add "with slat requirements." They will refer to the wordage from the state rules.

Want to address internal light and double sided signs in the Sign Ordinance. (possibly limit the schedule when they are on or recommend external lighting)

Need to define soil erosion control plan and that it includes residential structures.

The Town should get copies of the Maine Erosion and Sediment Control Best Management Practices by the Maine Department of Environmental Protection, if we do not already have one. This will explain soil erosion for residential structures. According to Bill, Code Enforcement Officers are trained on the BMP rules for erosion and storm water rules.

Add a definition of Great Pond and Direct Watershed

Habitat Maps should be kept at the Town Office.

802.2.1 after exceed, add "a total of" before 3000 square feet.

803.3 change development to developed.

804.1 remove “ and comply with all provisions of the Town of Eddington’s Sewer and Water Ordinances.”

809.1.3 change to 809.1.2.1 and change the excavation limits in this section and on the Use Chart to 0-300 cubic yards: yes, 300-1000 cubic yards by Code Officer and over 1000 cubic yards by Planning Board. This should also state “accumulative total of material.”

809.1.4 change to 809.1.2.2

809.2.1 add that the operation area should be vegetated within one year.

901.2.1 In the last sentence, after site add “exclusively” before from the road

The Board would like to revisit this entire section at the next meeting. They also need to address existing roads to be expanded.

902.7.1 Road Construction Standards Table:

Travel Way width: Major Road changed fro 22’ to 24’ (further discussion on Local and Rural road widths)

Shoulder grade: ¼ inch changed to ½ inch for all three types of road

Specify maximum slope or grade at 8%

Set design speed limits: 35 mph major roads, 25 mph others

Minimum center line radius of 250’ major roads or 150’ others

Minimum fill slope at 3/1 back slope and 4/1 front slope

902.7.2 Road Construction Materials Table:

Subbase course change Local from 15” to 18” and Rural from 12” to 18”

Surface course for a bituminous surface: Change the Base from 1 ¾ to 2 for all three types of road.

Address substantial improvement requirements and fabric on roads

Require center lines on major roads.

OTHER BUSINESS: The next meeting will be Wednesday, January 6, with Renaissance. They will continue working on the Draft Zoning Ordinance.

ADJOURNMENT: Meeting adjourned at 8:40 pm.

Respectfully Submitted,

Denise M. Knowles