

# TOWN OF EDDINGTON, MAINE

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## PLANNING BOARD

April 28, 2009

6:30 p.m.

### MINUTES

**CALL TO ORDER:** Meeting was called to order at 6:55 pm by Tom Vanchieri. (There were only two members of the board present, so others were called and the meeting called to order when we had a quorum)

**ROLL CALL:** Members present were Henry Hodges, Tom Vanchieri, Gary Poisson, Jeff Thurlow, Charles Norburg, CEO, and Russell Smith, Town Manager. Helen Dougherty and Susan Dunham-Shane have excused absences.

**MINUTES:** Motion to accept the minutes of April 14, 2009 by Henry Hodges, Gary Poisson 2<sup>nd</sup>. All in favor.

**NEW BUSINESS:** Charles Norburg informed the Board that Michael Fournier of 664 Chemo Pond Road would like to remove his existing camp and build a new one on the same lot. Charlie reviewed the property information for the Board. The existing building coming down is less than 10' from the water. The total square footage of the portion of the new structure which will be located less than 75' from the normal high water line is 576 square feet, plus 64 square feet for existing shed equals 640 square feet. (Maximum allowable total is 1000 square feet.) Maximum height of that portion of the new structure that is between 25 and 75 feet from water is 18'. (Maximum allowable height is 20') Square footage of that portion of the structure which will be located between 75' and 100' is 768'. Total square footage of that portion of the structure which will be located less than 100' from the normal high water line is 768' plus 640' equaling a 1408 square feet total. (Maximum allowable total is 1500 square feet) Maximum height of that portion of the structure that is between 75' and 100' from water body is 18'. (Maximum allowable height is 25') Within the Shoreland zone the square footage of all structures and all paved areas on a lot shall not exceed 20 percent of the total lot area. (This coverage equals 18.8 percent)

The old camp will be torn down and put into a dumpster. Charles recommended that forest litter (pine needles, etc.) be put over the area where the camp was and no lawn. This will work better than grass for erosion. Return the existing camp area to what it would have been without the camp. The camp will be back as far as it can be, taking into consideration the location of the septic system. Three pine trees need to be cut down which are around 10-12" in diameter. Charles recommended that trees be replanted in front of the camp. (trees should be as large as he can get) The trees will provide shade and deter erosion. He should leave the area in front of the camp in a natural state.

Motion to accept the camp replacement as shown on the map, with replacement of trees to be with something of reasonable size and keep area of the old camp as it would be in a natural state (no lawn) by Henry Hodges, Gary Poisson 2<sup>nd</sup>. All in favor. They will come in on Friday to talk further with Charlie.

**UNFINISHED BUSINESS:** Gretchen continued her discussion with the Board regarding the Shoreland Zone Map draft. She has made the changes previously discussed into her computer and projected the new image for the board to review. The Board can decide if they want to keep buffered area as it is. Local information will be better to determine intermittent streams than state information. The state built a fishway on the river for fish. If there is significant bird habitat and no structures, it must be in Resource Protection. If there are structures, the buffer amount changes. Gretchen will adjust the end of Chemo Pond by Bruckoff Road for structures with the 300' rule. The Board needs to address the stream near the Hatcase Pond Road. The Board complimented Gretchen on her work on the map. They will use the next meeting as a workshop to work on the map. Gretchen will email everyone a copy of the map to discuss at the next meeting. She informed the Board that the state GIS can be brought into Google Earth for more recent images.

**OTHER BUSINESS:** 1. Road Ordinance – Russell has not done anything further. They still need to address the 1000' rule.

2. Windmill Ordinance – Russell Smith can print off or email some samples to the Board. The state is not going to oversee this now. Jeff mentioned that he has traveled in northern Maine and saw many residential windmills around 90' high with 10' blades.

3. There is an Open Space meeting Thursday, April 30<sup>th</sup> at 6:30 pm at Penobscot County Conservation.

4. Russell did not get the ad in the paper yet, he will do it this Saturday.

5. A complaint has been made about the box trailers on Rt. 178. The Board needs to address this in the Zoning Ordinance. Do they have to be inspected every 5 years?

6. Rusty Gagnon informed the Board of the water drainage problem during heavy rainfall from the vacant Packard lot. The water runs along Rt. 9 then through a culvert by Troy Grass's property and flows through his property causing erosion and up rooted trees. There is a second culvert between 10 and 27 Squirrel Lane and water from it has washed across a major portion of 10 Squirrel Lane. All of this water is dumping into Davis Pond. Rusty feels the owner should have to clean rusted or draining items from the lot and that DEP and DOT should be notified to address the draining water. Charles Norburg said first it would have to be determined what is on the lot exactly and the Board did not feel that the state would assist with this issue.

**PUBLIC ACCESS:** None

**ADJOURNMENT:** Motion to adjourn at 7:50 pm by Henry Hodges, Jeff Thurlow 2<sup>nd</sup>. All in Favor.

Respectfully Submitted,

Denise M. Knowles