

TOWN OF EDDINGTON, MAINE

906 MAIN ROAD
EDDINGTON, MAINE 04428
PHONE: 207-843-5233

INCORPORATED IN 1811
MUNICIPAL OFFICERS
FAX: 207-843-7758

PLANNING BOARD

July 28, 2009

6:30 p.m.

MINUTES

CALL TO ORDER: Meeting was called to order at 6:31 pm by Susan Dunham-Shane.

ROLL CALL: Members present were Henry Hodges, Susan Dunham-Shane, Gretchen Heldmann, Charles Norburg, CEO, and Russell Smith, Town Manager. Jeff Thurlow arrived late. The Board accepted Gary Poisson and Tom Vanchieri excused absences with permission. The Board voted to allow Gretchen Heldmann to vote at tonight's meeting.

MINUTES: Motion to accept the minutes of July 14, 2009 meeting by Henry Hodges, Gretchen Heldmann 2nd. All in favor.

PUBLIC HEARING

The Public Hearing for Richard Coffin's Monument Sales business at 1316 Main Road opened at 6:32 pm. Board members had received copies of the proposed sign by email. Mr. Coffin explained to the residents present that they would like to open a retail outlet in town. Maread Steina and Helmut Koch of 1311 Main Road were present to express their concerns regarding the new business. She is concerned that the yard looks messy. There are piles of wood, for sale signs and tombstones out front. Susan mentioned the packing material being left outside at the last meeting and nothing has changed. They explained that they are in the process of moving and are still in the process of getting final approval. They will move everything out back and will get a dumpster for out back if necessary. They can work with a deadline to get the yard cleaned up if the Board wants. The business is in a Commercial Zone. They plan to have a 40' x 20' display area about 80' off the road with 20 to 25 monuments on the asphalt driveway. There will be a sign in front of the display and the monuments will not be facing the road. The concerns discussed were: Removal of packing material, keeping area clean at all times, density of monuments in display area, hours of operation and hours of production. Public hearing closed at 7:00 pm.

UNFINISHED BUSINESS: The Board moved to the Site Plan Review Application for Mr. Coffin. Motion to accept Richard Coffin's application for a Monument Sales business at 1316 Main Road with the following stipulations: Packing material, garbage and such will be taken care of and be out behind the building, in a dumpster if necessary, 40' x 20' display area should have no more than 25 monuments, hours for engraving with be 8:00 am to 5:00 pm five days a week and possibly 6 days in the spring when it is busy, hours of business for customers will be 8:00 am to 5:00 pm six days a week, monuments should face driveway so from the road you will see the ends of the stones, and the sign should be built according to the design and no bigger by Gretchen Heldmann, Henry Hodges 2nd. All in favor.

Russell informed the Board that there have been 11 new requests for RFP's. Gretchen has also asked someone to post it on the Maine Planners Website.

The Board added Charles McKay to the agenda. Charlie Norburg gave each member a copy of a letter he had sent to Mr. McKay explaining that he needed to come in to talk to the Board regarding the use of his dance studio for events. Mr. McKay was present at the meeting. Mr. McKay had brought in meter readings to Charlie, but had not done anything else that was stipulated at the last meeting. The Board reviewed the minutes of the March 10, 2009 meeting. According to the minutes, Charles Norburg was supposed to check the size of the leach field in the spring, Mr. McKay was to get a HHE200 design and do water meter readings before and after a large event. After all this was done, the Board would revisit the application to use the building for weddings and larger events. Mr. McKay could not understand why he needed to do anything further with the septic system. He felt that because the original application to construct the building for the dance studio had been approved with his explanation that there was a 3-bedroom septic system installed for the previous trailer that was there, that this new change of use should also be approved.

Charles Norburg explained that the mistake made was that this was approved based on information from Mr. McKay that this was a permitted system to begin with for a 3 or 4 bedroom system. Mr. Norburg accepted that and everything was based on that for the dance studio. When the second application came in, with increased usage, he searched 5 years on either side of when the system was suppose to have been put in and there was no permit, and there were no permit numbers skipped. He had been approved for an average of 60 people, but the new use could be for 150 people or more. It was Mr. McKay's responsibility to provide proof of the septic system design by producing the original HHE200 or have a HHE200 site evaluation done for a back design.

Motion that Mr. McKay pursue getting a HHE200 to allow business to continue to be used as a Dance Studio and Multipurpose Building by Jeff Thurlow, Henry Hodges 2nd. All in favor

NEW BUSINESS:

OTHER BUSINESS: The Board continued their discussion about a possible moratorium on Windmills. Russell had emailed everyone a sample moratorium and residential windmill ordinances of other town in Maine, from the MMA website. Susan Dunham-Shane informed the Board that she had spoken with Joan Brooks, Chairwoman of the Selectmen, that the Board wants to do an ordinance on Residential and Commercial Windmills and Sue felt that is was a complex subject that cannot be hurried when done. She does not think it is an insult to anyone to implement a moratorium. She feels that a moratorium is needed to set a time to develop an ordinance.

Peter Lyford is working with the developers who are considering erecting windmills on the Boy Scout property. He said that developers look unfavorably on moratoriums. The Boy Scouts put out 3 or 4 feelers and they chose Cianbro as the developer to do the work. A study has been done over a year ago now and they need to go back and redo some thing on it, so it will be a while before they are ready to begin work. He told the Board that Cianbro has offered to help the Town when working on the Windmill Ordinance. The Boy Scouts are only the land owners for the windmill development and are in favor of it.

Russell has called Phil Carey of the State Planning Office because he handles our area, but he has not called him back yet. He informed the Board that the Cianbro project, would generate \$235,000 to 392,000 in tax revenue based on valuations of 24,000,000 to 40,000,000.

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The Board further discussed that they could have the two Public Hearings for the Moratorium and then have a Special Town Meeting to vote on it. They could then work on the Windmill Ordinance and have it ready for Town Meeting in March. Or, they could develop a new Ordinance now and vote on it at a Special Town Meeting.

Motion that we withdraw the request for a moratorium, as we are not going to ask for a moratorium By Gretchen Heldmann, Jeff Thurlow 2nd. Three in favor, Susan Dunham-Shane opposed.

Motion that at the next meetings for next few months and at special meetings, the Board begin drafting a Windmill Ordinance for Residential and Commercial properties to have ready by November 24, 2009 by Gretchen Heldmann, Jeff Thurlow 2nd. All in favor.

Motion that Town staff research Commercial Windmill Ordinance at the state level and provide the information to the Board by Gretchen Heldmann, Jeff Thurlow 2nd. All in favor.

PUBLIC ACCESS: None

ADJOURNMENT: Motion to adjourn at 8:12 pm by Gretchen Heldmann, Henry Hodges 2nd. All in Favor.

Respectfully Submitted,

Denise M. Knowles