

TOWN OF EDDINGTON, MAINE

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PLANNING BOARD

August 11, 2009

6:30 p.m.

MINUTES

CALL TO ORDER: Meeting was called to order at 6:40 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. The Board accepted Gary Poisson and Tom Vanchieri excused absences. Motion to place Gretchen as a voting member this evening by Henry Hodges, Susan Dunham-Shane 2nd. Both in favor.

MINUTES: Motion to accept the minutes of July 28, 2009 meeting by Henry Hodges, Gretchen Heldmann 2nd. All in favor.

UNFINISHED BUSINESS: The Board revisited the Charles McKay situation. Charles Norburg informed the board that Mr. McKay has provided new water meter readings to him. The reading for the 24 hour period ending 1:00 pm on August 1st was for 46 gallons used, to August 2nd at 1:00 pm, during a wedding of about 150 people, 274 gallons used and then the next 48 hours showed 176 gallons used. 270 gallons is the equivalent for a three-bedroom home and 360 gallons for a 4 bedroom system. Mr. McKay has hired Greg Perkins to do a new HHE200 for him. According to the March 10, 2009 minutes, Mr. McKay could operate his dance Studio but not the additional use. The Board was wondering if a fine could be imposed on him. Russell will see what the recourse is and will bring it to the Selectmen. Charles Norburg said that in order to impose a penalty, it may have had to be brought up before the incident happened.

NEW BUSINESS: Guy Smith, of 396 Jarvis Gore Drive, came before the Board regarding opening an Auto Body Repair Shop at his home. He expects 1 to 5 cars on site at one time. They will be registered. He is not buying wrecked vehicles to rebuild. He plans to use the front half (30' x 40') of his existing 60' x 40' garage. The garage has a motion light pointing to the ground. Auto body repair includes replacing parts, windshields, welding and painting. He will take the old junk parts to a junk yard. There will be off-street parking at the side of the garage. When asked about disposing of hazardous waste, he plans to store paint on a shelf for possible future use, empty bondo cans will go in the trash, and thinner evaporates. He will get business insurance. Susan informed him that his insurance company may require him to get a flame resistant cabinet for paint. There will be no liquid run off from any of his work.

They are in the agricultural zone and the Board feels it is an allowable use as a Home Occupation. (A Home Occupation shall be carried on wholly within the principal building or within a building or other structure accessory to it.) Mr. Smith is allowed a 1' x 2' sign by the road out of the right-of-way of the road. He cannot put a 1' x 2' sign on top of another. (Susan Dunham-Shane held up a picture of two signs one above the other on one pole to demonstrate what is not allowed.) He can have two signs on two separate poles, one as a resident sign with his name and one business sign. And he can contact DOT regarding purchasing their signs at each end of Rt. 46.

Motion that we accept Site Plan Review and move towards Public Hearing in two weeks on August 25, 2009 by Henry Hodges, Gretchen Heldmann 2nd. All in favor. Russell will notify the abutters with stamped envelopes from Guy Smith.

**When working on the Ordinances, address auto body work being allowed in the Agricultural Zone.

The Board continued their discussion of other signs in town:

Charles Norburg has spoken to Graphics Design on Rt. 46 regarding his signs. He has two signs and one is a little larger than 1' x 2' and Charles has given his okay on the sign.

Robert Maquillan of Auto Works has put up a new sign within the Ordinance rules.

The Board would like Charles to address the Tradewinds signs (portable sign not permissible) and Crosby Gun Shop signs.

OTHER BUSINESS: Susan Dunham-Shane read a letter from Helen Dougherty with her formal resignation as an alternate. The Planning Board accepts the letter and passes it on to the Selectmen for their action. Susan has spoken with Frank Higgins and he may be interested in being an alternate.

Windmill Ordinance, Residential and Commercial – Russell gave each member a copy of the Maine Model Comprehensive Wind Energy Facility ordinance. This draft mentioned Chapter 375, Section 10 of the rules concerning the Site Location of Development Law. Gretchen Heldmann will email everyone a copy of this Chapter for future reference. Susan suggested that the previously mentioned possible income from taxes may not be accurate because of possible tax incentives given to developers.

Zoning Ordinance – Susan Dunham-Shane has noticed some discrepancies in the zoning ordinance copy in her notebook. The Office will research and correct the errors in Automobile Graveyard, Automobile Junkyard, Bed and Breakfast Facilities and Junkyards. Susan also questioned Page 13, Section 208.21, corner lot on Rt. 46 being in the Industrial Zone.

Susan spoke with Pat Wilking and Pat thought that in the last year she was on Planning Board, she believed they passed an ordinance provision that if an industrial business ceased to function and it was not in use for a year, that the industrial use ceased to be. The Office will research this matter.

PUBLIC ACCESS: None

ADJOURNMENT: Motion to adjourn at 7:46 pm by Henry Hodges, Gretchen Heldmann 2nd. All in Favor.

Respectfully Submitted,

Denise M. Knowles