

# TOWN OF EDDINGTON, MAINE

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## PLANNING BOARD

August 25, 2009

6:30 p.m.

## MINUTES

**CALL TO ORDER:** Meeting was called to order at 6:33 pm by Tom Vanchieri.

**ROLL CALL:** Members present were Tom Vanchieri, Henry Hodges, Gretchen Heldmann, Susan Dunham-Shane, Charles Norburg, CEO, and Russell Smith, Town Manager. The Board accepted Gary Poisson and Jeff Thurlow's excused absences. Russell swore in Frank Higgins as an alternate Planning Board member. Russell informed the Board that Gary will be back at the end of September and that Jeff has a class on Tuesdays right now, and then the refereeing will be starting. Motion that we accept Gretchen Heldmann and Frank Higgins as voting members tonight by Henry Hodges, Susan Dunham-Shane 2<sup>nd</sup>. All in favor.

**MINUTES:** Motion to accept the minutes of August 11, 2009 meeting by Susan Dunham-Shane, Gretchen Heldmann 2<sup>nd</sup>. All in favor.

## PUBLIC HEARING

The Public Hearing for Guy Smith's proposed Auto Body Repair Shop at 396 Jarvis Gore Drive opened at 6:34 pm. There were no residents present. The Public Hearing closed at 6:35 pm.

**UNFINISHED BUSINESS:** The Planning Board proceeded to the Site Plan Review for Guy Smith's Home Occupation. The application was reviewed at the last meeting. Susan Dunham-Shane explained that it is the Planning Board's scope to make sure applications fall within the Town's ordinances and Comprehensive Plan. She has concern for the storage of flammable and caustic material and disposal of the same. Mr. Smith explained that he would not be using any paint stripper. The Board suggested that he may want to think about a dust collection system. (dust, old paint and paper off the vehicles will go in the regular trash, metal will be piled and taken to a metal shop) It was explained to Mr. Smith that under the definition of a Home Occupation, there is no evidence of a business, and if the business grows, he may have to move it to a different location.

Motion that we accept Guy Smith's application to operate a Home Occupation business of an Auto Body Repair Shop at 396 Jarvis Gore Drive with the understanding that as per the ordinance, there will only be one additional employee, 5 cars on the site for business, no unregistered or wrecked cars, 1 sign for the business per the Sign Ordinance (1'x2') for the Town of Eddington. Mr. Smith acknowledges that he has plans to dispose of his waste products in an environmentally responsible way by Gretchen Heldmann, Henry Hodges 2<sup>nd</sup>. All in favor.

Charles Norburg informed the Board that he has written a letter to the owners of Tradewinds regarding their signs. He has spoken with Randy, the manager, who expressed concern that the one-lighted sign on the ground brings in customers. Charles told him that if he is unhappy, the way to approach it is to contact other businesses in town and work to change the ordinance. Susan said that they had changed the design of the original sign and they could have designed the sign to include a message board. Charles said they would remove the sign.

The Board revisited the Charles McKay additional use issue. He is still having special functions even though he was suppose to cease extra rentals until he gets the HHE 200 done and brings it to the Board. Charles said that Greg Perkins has said he will be a little while before he can get to it. The Board would like Charles to send Mr. McKay a letter of violation for holding extra functions.

\*\*Charles mentioned that temporary signs and whether flags are considered signs are issues that need to be addressed when working on the ordinances.

Charles Norburg has not been back to see Mr. Crosby of Crosby's Gun Shop regarding his sign issue. The Planning Board would like Charles to send Crosby's Gun Shop a letter of violation. Russell will look up the minutes of the original applications for Bob Crosby and Mr. McKay for the next meeting.

**NEW BUSINESS:** Russell had given each Board member copies of the five RFP responses received for the implementation grant consultant. The Board discussed their impressions and concerns of each business and then each member rated each business from one to five. Renaissance and CES rated the highest. Motion that we bring in the first and second highest scorers for interviews by Frank Higgins, Henry Hodges 2<sup>nd</sup>. All in Favor. The Board would like to hold off on notifying the other bidders until after the interviews.

Russell will contact the applicants and arrange to do the interviews on Monday, August 31, 2009 with Renaissance at 6:30 and CES at 7:30. Applicants should be reviewed in the manner that was described in the RFP. They will plan on 15 minutes for presentation and 30 minutes for question and answer period. Frank will email a scoring sheet to Russell for him to forward to each member. Jeff and Gary should be notified and asked for their input. Gretchen will email the questions she has come up with and each member can add their questions to that, or go online to google and put their suggestions directly onto the sheet Gretchen has started. Everyone should have their suggestions on the question sheet by Sunday morning so Gretchen can finalize it.

**OTHER BUSINESS:** The Board reopened their discussion on the Windmill Ordinance. David Peppard was present and addressed the Board. He does not think wind towers on Blackcap would be appropriate and would diminish the scouting appeal. He strongly supports a moratorium to look at this and decide what is best for the Town. The Board explained that the proposed developers are putting out feelers and are in the research phase now. The Board is pursuing writing an ordinance for private and commercial windmills. They plan to work on the Windmill Ordinance to have it ready by Thanksgiving and then go to Town Meeting in March to be voted on. (It was felt that the Ordinance would be ready sooner than it would have been if we did a moratorium.)

The Board discussed changing their meeting schedule to accommodate conflicts for some members. It was decided that the 2<sup>nd</sup> and 4<sup>th</sup> Thursday would work for everyone for the regular Planning Board meetings. Possibly the 1<sup>st</sup> Wednesday and 4<sup>th</sup> Monday would work for workshop meetings.

**PUBLIC ACCESS:** None

**ADJOURNMENT:** Motion to adjourn at 8:41 pm by Susan Dunham-Shane, Henry Hodges 2<sup>nd</sup>. All in Favor.

Respectfully Submitted,

Denise M. Knowles