

TOWN OF EDDINGTON, MAINE

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PLANNING BOARD

September 24, 2009

6:30 p.m.

MINUTES

CALL TO ORDER: Meeting was called to order at 6:30 pm by Tom Vanchieri.

ROLL CALL: Members present were Tom Vanchieri, Henry Hodges, Susan Dunham-Shane, Frank Higgins, Gretchen Heldmann, Charles Norburg and Russell Smith, Town Manager. Jeff Thurlow arrived at 6:55. The Board accepted Gary Poisson excused absence.

NEW BUSINESS: Jim Leonard came before the Board to request a change in the name of the Fifield Subdivision to Spruce Point Subdivision. He needs to have a new MYLAR done with the new name and record it at the Registry of Deeds and provide the Town with a copy. Mr. Leonard would also like to name the road in the subdivision Spruce Pont Road. Russell has spoken with Jim Ellis, Fire Chief, regarding the road name. There is already a Sprucewood Drive in Town and they would prefer that there not be another similar road name. The Board told him that he should take his new road name request to the Selectmen, who will again check with the Fire Chief.

Tom Vanchieri passed the gavel to Bill Najpauer of Renaissance Planning. The meeting then followed his agenda, which had been emailed to everyone. Bill and Sarah Flaks addressed the Board.

Organization and Schedule

Possible meeting days available are the first Wednesday and fourth Monday. The next meeting to start working on the Ordinances will be Wednesday, October 7th from 6:30 pm to 8:30 pm. The proposed timeline will be for 1. Changes to the Comprehensive Plan, 2. State Planning Office comment on the changes, 3. Public Hearing (possibly January) and 4. the Town Meeting (March). Tom Vanchieri will be the Public Outreach Coordinator that will work with Renaissance coordinating meetings with the public.

Develop a Public Outreach Strategy

Gretchen Heldmann will take care of putting the meeting schedule and draft ordinances on the web site. Denise Knowles will put information on the TV channel about the meeting schedule and direct people to refer to the website for further information. Bill Najpauer suggested having a greet and speak with a presentation and survey at the November Election. Susan Dunham-Shane suggested distributing the survey at the Eddington Store and Tradewinds some evening or weekend. Susan will get a meeting schedule for community groups such as the Fire Department, Historical Society, ATV Club, Clifton and Holden Snowmobile Clubs. Gretchen will work with Renaissance on a one-page survey. Bill suggested having a day or couple hour open-interactive meeting with interested residents, groups and large-land owners. It would consist of about 20 people, broken into smaller groups, each given challenges or asked to define certain problems. This session could serve as an indicator of questions for the survey. He would like to discuss the interactive day at the end of November and specify areas of concern.

Discuss revisions to the Comprehensive Plan

Bill Najpauer suggested various areas for discussion such as: Adequately define rural land use districts as rural-residential or residential, 4 acre lots, cluster development, 1 acre lots, etc. Create a village district. Create an overlay commercial district which would be a rural zone with an overlay that would allow commercial business, would allow change if the existing business closes and could allow new business if it abuts an existing commercial lot. (This gets rid of nonconforming lot issues, allows commercial development for closing businesses and allows for expansion.) Everyone was given a colored copy of the current zoning, which Paula Kelso had created. Bill also suggested the possibility of reducing the building permit limit, but set it up so if someone were to put in a cluster development, the number of these lots would not be considered. The Board will discuss this further. He also suggested tweaking the current Subdivision Ordinance so it was more rural based to include open space or cluster development, net one-acre build able lots, and buffers and setbacks from neighboring land owners.

OTHER BUSINESS: The next meeting of the Planning Board will be Monday, September 28, 2009 to work on the Windmill Ordinance. Everyone should read through the model ordinance from the state. Mark Shane will rewrite the audio section so it is more understandable.

PUBLIC ACCESS: None

ADJOURNMENT: Meeting adjourned at 8:50 pm .

Respectfully Submitted,

Denise M. Knowles