



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

November 23, 2009

6:30 p.m.

MINUTES

CALL TO ORDER: Meeting was called to order at 6:30 pm by Bill Najpauer of Renaissance Planning Associates.

ROLL CALL: Members present were Tom Vanchieri, Henry Hodges, Frank Higgins, Susan Dunham-Shane, Gary Poisson, Gretchen Heldmann, and Bill Najpauer. Charles Norburg and Jeff Thurlow have excused absences.

NEW BUSINESS: This meeting is an ordinance workshop with Renaissance. Everyone received an email from Renaissance with the agenda and discussion materials for the meeting.

Discussion: Review Draft Ordinance Bill passed out copies of the Draft Zoning Ordinance. The Board reviewed the Draft with Bill and Sara. Here are some of the changes or additions noted:

203.1 Add in that there are 5 regular members and 2 alternates. If 1 or more regular member is absent, the regular members will vote to have 1 of the alternates step in. A quorum is 3 members of the Board.

The Board of Appeals information comes from the Maine Statue.

302.2 define "normal" repair or maintenance

Everything 100 square feet will now need a Building Permit.

Add 301.9 Annual permit required for continued operation of RV Parks, Campgrounds, and Mobile Home Parks.

There are State Regulations for Outdoor Wood Boilers.

402.11 add "scenic areas" and remove "as identified by the Department of Inland Fisheries and Wildlife."

403.1 Add "application" at the end of the first sentence. Replace the last sentence with "The CEO shall render a final decision on the complete application within 14 days."

404.1 Change 7 copies to 9 copies. (7 Board members, CEO and Town Office Copy)

504.2 Add "current" before applicable.

505.3 Change "find" to "finds" in the second sentence. The Board will revisit this item.

505.4 Add "impact" after negative in the second sentence.

The District Use Chart was reviewed and discussed with numerous changes and additions. Some of the items they want to discuss further include: commercial kennel (define, possibly include size and acreage), cottage industry, junkyards (specific stipulations, lot size, set back, acreage), telephone towers, community nonprofit, accessory/in-law apartment, home office (define), mixed use (1-acre lots) revisit

If I395 goes through, they will want to look at the Zoning Ordinance District Use Chart again,

OTHER BUSINESS: The next meeting will be Wednesday, December 2nd, with Renaissance. They will continue working on the Draft Zoning Ordinance District Use Chart, starting at Rural Uses and then review Chapters 7 and 8.

The Board will discuss scheduling their next Windmill Ordinance workshop at the December 2nd meeting. The next regular Planning Board meeting will be Thursday, December 10th. The Board decided that they will concentrate on the Commercial Windmill Ordinance right now and work on the Residential Windmill Ordinance after the Commercial one is done.

ADJOURNMENT: Meeting adjourned at 8:40 pm.

Respectfully Submitted,

Denise M. Knowles