

TOWN OF EDDINGTON, MAINE

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PLANNING BOARD

February 26, 2015

6:30 pm

MINUTES

CALL TO ORDER: Tom Vanchieri called the meeting to order at 6:33 pm.

ROLL CALL: Members present were Tom Vanchieri, Craig Knight, Susan Dunham-Shane, Gretchen Heldmann and David McCluskey. Henry Hodges and Charles Norburg have excused absences.

The Board welcomed Craig as an official Planning Board member.

MINUTES: Motion to accept the minutes of the January 13, 2015 meeting with the following amendment: Page 2, Other Business, 2. After the first sentence add "Susan explained that she is not clear regarding the requirements of a Certified Sound Engineer and a Qualified Acoustical Consultant is the term used in a WEF. **By Susan/Gretchen 2nd. Vote 3-0**

Motion to accept the minutes of the January 20, 2015 meeting as written.

By Susan/Gretchen 2nd. Vote 3-0

Table the minutes of January 29, 2015 for a quorum of members that attended the meeting.

Motion to accept the minutes of the February 3, 2015 meeting with the following amendment: On page 5, next to last paragraph, change "Brooklyn" to "Brooklin". **By Gretchen/Craig 2nd. Vote 3-0**

Motion to approve the minutes of the February 5, 2015 meeting as written.

By Gretchen/Craig 2nd. Vote 3-0

Table the minutes of February 10, 2015

Motion to approve the minutes of the February 12, 2015 meeting as written.

By Craig/Gretchen 2nd. Vote 3-0

Table the minutes of February 17, 2015 and February 23, 2015.

UNFINISHED BUSINESS: Jake Morgan was present for R.S.U. 63's Application for a Bus Garage at 1306 Main Road. The school wants to lease the garage from Frank Arisimeek. Russell had scanned and emailed his information to the Board. The drawing and letter are different from the January 8, 2015 meeting. Gretchen reviewed the application and drawing and it does not seem that the buses are to scale and she is still not sure about it.

Motion that under Section 401.1, On-Site Inspection, the Board conduct an on-site inspection of the parcel attached to the use before considering the application complete. **By Gretchen/Susan 2nd.**

Frank said that he has equipment in the yard now. The Board said that at the last meeting he said he was going to keep his equipment on the lot and Gretchen has driven by and the equipment is where it shows on the drawing that the buses will be. He is going to remove some of it. Jake said that anything Frank leaves will be out back where the tenants park. Jake also said that they are leasing out front for school use and the garage bay. They have been to the lot and measured and the buses will fit fine. They will not have all of the buses there at all times. The School Department needs to know as soon as

possible because they are dealing with their old lease and it is budget time. The old lease ends the end of May and they will work with old location and Frank's for the month of June.

David McCluskey asked the width of a bus and Jake answered about 8'. They agreed that 10' was a fair width considering mirrors. With that, David said there is 80' left for space between the buses in the space shown on the drawing. When asked about plowing snow in the yard, Jake said they would push it to the left, where the 2 buses sit. It would get more sun there and melt quicker. If there is not enough room, they can push it to the other side. There will be posts for the buses to plug into and you could plow by them because the wiring will be underground.

The drawing is showing 8 buses and 6 cars. Susan is concerned with the turning radius of a 30' driveway. Jake explained that the buses will drive in one driveway, pull in to the parking space and then back out to leave and pull out the other driveway. Russell said that he went down to the lot and measured it off with the wheel.

Tom said that he does not need to see the lot, he passes it every day. Susan said after learning the buses will be nose in, Frank's equipment will be out back and the fire lane is left open, she does not need to walk the lot.

Vote: yes 1, Motion does not pass

Tom asked if they had a completed application. Susan had not had time to review it because she just got it that afternoon and she was teaching. Jake said he submitted it in plenty of time. Tom said Russell explained that. Russell said that Charles Norburg had no problem with it. Jake said that in regards to 402.A, Waste Disposal, their lease agreement states that they can only have 55 gallons of waste oil and a certain number of tires on the site. They used the waste oil now where they are, and they have already had people asking for the oil from this garage. So as soon as they have a drum full someone will come in to get it. No fueling on site. They will have 5 or 10 gallons of diesel fuel and a 55 gallon drum of antifreeze. Jake said they have containers that the oil and antifreeze sit on so if there is any spillage it will go into it. The garage also has an oil and water separation system in the drainage.

Susan said he has answered all of the questions brought up at the February 8 meeting and she feels it is complete. Gretchen does not agree the application is complete because she is not convinced the site plan sketch is adequate in order to be able to answer all of the questions pertinent to the review phase. Gretchen also pointed out that there is an issue with the waiver of the fee because the ordinance says the Planning Board not the Town Manager can make the waiver of certain criteria. Because the fee has not been paid, it cannot be deemed complete and is a catch 22. They have paperwork that says the Application Fee for RSU 63 has been waived because RSU 63 would have charged the Town for each upcoming Public Hearing in February which would have equaled the Application Fee. Jake said if it makes it any easier for paperwork, they can pay the fee and then submit and bill for the use of the school. Gretchen said that it is a procedural issue in the Ordinance of the rules they have to follow. The Planning Board has to decide if the Application is complete or not. Tom said he does not have an issue with it. Gretchen said that she does not have an issue with the waiver. She said they have gotten into enough sticky situations lately with following the Ordinance exactly, so that is what they have to do because this is what it states. Tom paid the fee and said he will get reimbursed from the school. Gretchen left the meeting at 7:04 p.m. Susan said Gretchen has a good point, they have spent a year and a half being made to toe the line. Susan told Russell that it would have been better for the school to pay the Town and then the Town pay the school for the paper trail. Rusty Gagnon will issue a check for \$100.00 to pay the fee tonight to the Town and the Town will pay her for the use of the school.

They now have a complete application. They will cover Frank's sign. Susan said there should be a Public Hearing to be fair to the abutters because of the increased traffic. They do not think there is time to make all of the required notifications to be able to have the meeting on March 12, 2015. They will have the Public Hearing on March 26, 2015.

Motion that we deem the application complete.

By Susan/Craig 2nd. Vote 3-0

NEW BUSINESS

OTHER BUSINESS:

STAFF REPORTS:

PLANNING BOARD COMMENTS: Craig asked if Denise could email the Planning Board the agendas for the Selectmen Meetings from now on. Denise said she would send them out when they are done.

PUBLIC ACCESS: Rusty Gagnon thanked the Board for what they have been able to accomplish for the Bus Garage tonight.

NEXT MEETING: The next meeting will be Thursday, March 12, 2015 at 6:30 pm.

ADJOURNMENT: Motion to adjourn at 7:12 pm.

By Craig/Susan 2nd. All in favor

Respectfully Submitted,