



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

December 13, 2016

6:00 pm

MINUTES

CALL TO ORDER: Susan called the meeting to order at 6:00 pm.

ROLL CALL: Members present were David McCluskey, Susan Dunham-Shane, Craig Knight, Mark Perry, David Peppard and Alternates, Pam Chapman and Jim White. Charles Norburg, CEO has an excused absence.

MINUTES: Motion to approve the minutes of November 22, 2016. **By David M/Mark P 2nd.**

Discussion: Under Staff reports, David Peppard would like his comment to specify which appeal.

Motion to amend the motion with Mr. Peppard's suggestion, adding "Board of Appeals in regards to the Comins Lane Subdivision and the land on Sprucewood Drive." **By David M/Mark P 2nd. Vote 5-0**

Motion to take New Business out of order before Unfinished Business.

By David P/Mark P 2nd. Vote 5-0

NEW BUSINESS: The Board received a proposal letter from Zachary Corro, 141 Hatcase Pond Road, regarding opening an outside wedding venue. Sherry Cota was present representing Mr. Corro. She explained that Mr. Corro would like to offer a first class setting for weddings in which he would be bringing in caterers, DJ's, photographers etc., similar to what Camp Roosevelt does. Susan explained that Zach approached Charles Norburg about this and after he thought about it, he asked Susan about it. She reviewed the Ordinance and explained that the property is in the Rural Agricultural Zone.

Motion that we treat it as a Cottage Industry.

By Mark P/David P 2nd.

Discussion: Susan questioned that Assembly/Meeting Place is not allowed in Rural Agricultural and Mark P said he didn't feel it fit this because he felt it was intended for large church retreats. David M pointed out that Assembly/Meeting space falls under Institutional, Educational and Government Uses in the District Use Chart.

Susan referenced Section 1002, Cottage Industries, of the Zoning Ordinance. David M wanted to point out to the owner, that if the business were to grow and the owner wanted it to become year-round and needed to construct a building, there are limits under "cottage industry" which would not allow this.

Vote 5-0

UNFINISHED BUSINESS: The Board received a red-lined version of the Shoreland Zone Ordinance which shows all of the changes that have been made to the Ordinance. (Susan said that page 12 note is in red lined but not in clean copy. "Note: Refer to Section 17 for definitions of coastal wetlands and tributary stream." (This is on page 17 of my copy) Susan said they need to review the setbacks and lot sizes and the changes in the packet from the Department of Environmental Protection 06-096, Chapter 1000 from Gretchen. Susan compared the two documents Table of Contents for any changes:

1. #13, Establishment of Districts, The state has added 4 Districts. Susan asked Gretchen H about these and she said they do not have to add these as they are more for working waterfronts. Susan thinks they can stay with the three they have.

2. #15 A, Land Use Standards, the state has dropped the minimum lot area adjacent to tidal areas down to 30,000 sq. ft. (They went from 40,000 to 30,000) The Board needs to discuss this further to decide what they want for lot sizes.
3. #15 N, Note Relating to Timber Harvesting Standards. Susan spoke with Gretchen H and she recommends staying with whichever Option leaves it in the hands of the State Forrest Service to handle. O-1, Timber Harvesting-Statewide Standards, Not sure if they have to insert this section or not. Q. Hazard Trees, Storm-Damaged Trees, and Dead Tree Removal, R. Exemptions to Clearing and Vegetation Removal Requirements and S. Revegetation Requirements were added. Gretchen H reminded them that there is no time limit on doing these changes.

Susan suggests the Board members review the sections mentioned above in our current Ordinance and the DEP document. She asked David P to compare the new forestry sections of this document to the old forestry standards.

After the Shoreland Zoning Ordinance is complete, they then need to produce a new SLZ Map reflecting all the changes before the Public Hearing. Susan has spoken to Gretchen H and she is willing to do the map if she will be paid for doing it. Susan DS said Gretchen H said that if it is decided that it should go out to an RFP, she will bid like everyone else. If someone else gets the job, she will turn over all her material to the Town. Russell will contact Gretchen H to discuss what the cost would be. He will also verify at what point it has to go out to an RFP.

OTHER BUSINESS:

STAFF REPORTS: Susan asked what the status of the Hughes Bros. Russell spoke with Janet H and she expects to have the information together by the end of the month and she will have the material to the Board 2 weeks before the next meeting.

The next scheduled meeting date would be December 27, 2016. The Board agreed to not meet on the 27th and that the next meeting will be January 10, 2017.

PLANNING BOARD COMMENTS:

PUBLIC ACCESS: Ray Wood Sr., Coffey Hill Way, said that the Mineral Extraction Addendum, 2002.1, 1.2, 1.2, 1.3 states that within 180 days of the approval of the Addendum, all MEOs existing as of that date shall register with the Planning Board. This should have been done my October 2, 2015. Mr. Wood asked if anyone in the Town has made an application to this Board for operations and if so, do they qualify with everything written in the standard? Susan thought the Addendum said that they had to register with the Town. Mark P said this must be an error because Boards do not usually handle reregistration, enforcement or inspections. David M said it has to be registered and pass specific standards. Susan verified that no existing operations have applied to the Planning Board. Russell S said that he would need to refresh his memory, but he thought Frank Arisimeek came in to the Office and there was no fee set up yet and that Wilbur Libby has also come in to speak to him about it. Mark and David agreed that this is not how it should have been written and Susan said they would add it to their to-do list.

ADJOURNMENT: Motion to adjourn at 7:28 pm.

By Mark P/David P 2nd. All in favor

Respectfully Submitted,

Denise M. Knowles,
From the recording of the meeting