



# Town of Eddington

906 Main Road Eddington, Maine 04428

**PLANNING BOARD  
December 8, 2015  
6:00 pm  
MINUTES**

**CALL TO ORDER:** Susan Dunham-Shane called the meeting to order at 5:59 pm.

**ROLL CALL:** Members present were Susan Dunham-Shane, Craig Knight, David McCluskey, David Peppard, David Johnson and Russell Smith. Gretchen Heldmann and Charles Norburg have excused absences.

Motion to make David Johnson a voting member for this meeting.

**By David P/David M 2<sup>nd</sup>. Vote 3-0**

**MINUTES:** Motion to modify the drafted Planning Board minutes for October 13, 2015 regarding moving the sentence starting "Gretchen said the intent to allow..." to its own paragraph on page 2.

**By David M/Craig K 2<sup>nd</sup>. Vote 4-0**

Motion to accept the Planning Board minutes for October 13, 2015 as revised.

**By David M/David P 2<sup>nd</sup>. Vote 4-0**

Motion to accept the October 27, 2015 minutes.

**By David P/David M 2<sup>nd</sup>. Vote 4-0**

Motion to table the minutes of November 24, 2015

**By Craig K/David P 2<sup>nd</sup>. Vote 4-0**

New copies of the minutes were handed out to the Board because the format of the original copies did not show the ' (foot) notation throughout it.

**UNFINISHED BUSINESS:** The Agenda stated that they would address the Shoreland Lot Size, Subject to CEO attendance. Susan suggested that they table the discussion until the next meeting as Charles Norburg, CEO is not present at this meeting because he is sick. The Board agreed to wait until Charles is present. David P. asked what the issue was and Susan explained that when the Board went through the lot size chart, our current zoning allowed for 200ft of frontage and a 2 acre lot. The state actually allows it to be 40,000 square feet, less than an acre, and 150' frontage. The Board discussed it and decided to drop it down to 1 acre lot size, which was still larger than the state. After that meeting, everyone received Susan's notes regarding a conversation she had with Joan Brooks regarding this where she expressed concern about problems with putting in septic and well in the Shoreland Zone and delineated grade stakes. Charles N. responded to Susan's notes saying that he is the one that had decided that it should be two acres.

Susan would like each Board member to look into neighboring towns' lot sizes and frontage in Shoreland Zone and if they have town water or sewer in this zone. She also said that Bradley's lot size is one acre. (David P: Dedham/David J: Clifton/David M: Holden/Susan: Milford/Craig: Hampden) Russell pointed out the towns that border the two ponds in Eddington and the river. He said that Eddington may want to have its restrictions be like the neighboring towns, but not necessarily. Russell said it would eliminate someone from asking why owner in Holden can build so many feet up, but it is different in Eddington. David P. asked if there is a Special Town Meeting set up for the Shoreland

Zone changes. Susan answered no, that they would have to send the changes to the state first for approval and then they could be voted on at a regular Town Meeting. David M. asked what material Susan wanted for the homework assignment and she said the lot size and frontage and David M. was told yes when he suggested the Ordinance. David M. asked about the town water and sewer information and Russell said it would not be in the Ordinance and they would have to contact the Town Office.

Tonight Russell gave the Board members a page from the Comprehensive Plan, Section L, Proposed Land Use, page L-4 talking about Growth Areas, Mixed Use District and Commercial District. The Board will review this regarding the Mixed Use District, Commercial Building sizes discussion from previous meetings. The Board should also review the minutes from when the Board worked on the Zoning Ordinance to get a better understanding of when the building size was discussed, starting in 2009 or 2010. (The minutes are available at the Town Website) Russell said that the size of the building was not decided in the Comprehensive Plan, but when the Zoning Ordinance was worked on. Susan explained that because they want to work toward getting resident opinion regarding the building sizes, first they want to check the old minutes to try to find out where in the process they decided on 3000sqft. David M. agreed and said he had brought up why the 3000sqft was decided on, had the consultant recommended 3000sqft for a reason, what size would affect neighboring property values, how large is too large for a commercial building in the Mixed Use Zone and how does that affect the Comprehensive Plan. He feels that residents will want answers to these questions before they vote on any change. David P. questioned why the Comp. Plan has 1 Mixed Use District, but the Zoning Ordinance has 2. Susan explained that if she remembers correctly, the Comprehensive Plan had one Mixed Use District, but when they worked on the Zoning Ordinance with the consultant he had said they could have more than one and they had decided to have two Mixed Use Districts. David P. said the change should have been listed in the Comprehensive Plan. The Comp. Plan was voted on in 2004 and the work on the Zoning Ordinance was done in 2010.

#### **NEW BUSINESS:**

**OTHER BUSINESS:** There is a Special Town Meeting on the Wireless Ordinance changes on December 15, 2015 at 6:00 pm at the Town Office Meeting Room. Susan encouraged everyone to encourage people to come and vote on this.

**STAFF REPORTS:** Charlie is not here regarding his Sign Report so they will table the discussion.

**PLANNING BOARD COMMENTS:** David P. asked Russell what the guidelines are for the time frame for towns to review Comp. Plan and realign Ordinances. Russell said that shortly after Eddington had done their Comp Plan, the state became less restrictive. He will look up the States guidelines online. Russell said that Bradley approved their Comp Plan and then never did anything to their Zoning Ordinance. The Comp. Plan is a guide for the Town.

**PUBLIC ACCESS:** Joan Brooks, 369 Main Road, said that at the last meeting she had been asked to review Susan's email regarding their conversation about the Shoreland Zone Lot size. Joan was on the agenda and let them know there were 8 errors and to her knowledge no one took any notes. Russell said they are in the November 24, 2015 minutes which have not been approved yet. Joan said that the errors were ignored and they could have said "Thanks for pointing that out." Susan read the section from the minutes that covered Joan's comments. Susan said that Joan was correct she was not thanked and Susan thanked her. Joan said she does not need the thanks, she just needs to know that they were heard.

Frank Arisimeek, 1306 Main Road, said that in regard to lot sizes, he thinks 150ft frontage would be a reasonable amount. He said you always have the option to draw from the lake or not have a well

at all. He said Clifton has 200ft frontage and 2 acre lot sizes. Mr. Arisimeek said that regarding building sizes in Eddington, he has a building in town that was in the Commercial Zone and is now in Mixed Use that is 40ft X 80ft, which equals 3200 square feet. He has always had the intent to add an office onto the front of this building and would like to see the square footage increased. David P asked Mr. Arisimeek about the Shoreland Zone lot sizes and he said does not have a problem with a 2 acre or 1 acre lot size, but would like 150ft frontage. He said that some developers may have a common well or common septic and with the 150ft frontage, in his situation in Clifton, he could have gotten one or two more lots. Frank further said that 100ft of frontage is small but may work if they have city water, but he feels that 200' of frontage is too much.

Russell told everyone that there will be a Wreaths Across America Ceremony this Saturday, December 12, 2015, at 12:00 noon at the Veteran's Monument. Wreath's will be presented for each Branch of the Service and one for the MIA/Pow's.

Susan said the Christmas Tree Lighting was very nice last Saturday. She said it was a small but enthusiastic crowd with refreshments afterwards. She encouraged everyone to come next year especially because it is the Bicentennial Tree. It was donated by Jim and Julie Hayes and planted in memory of Brooks and Mary Mills, whose house they bought.

Regarding having a Planning Board Meeting on December 22, 2015, Craig said that Charles N. will not be present because he has company arriving on the 22<sup>nd</sup>. Susan said that if the Ordinance passes, the possible applicant will not have it here in time for that meeting. David M. would like more time to review the minutes. The Board agreed and the next meeting will be Tuesday, January 12, 2015 at 6:00 pm. Susan may be in Ohio at the time of the next meeting.

**ADJOURNMENT:** Motion to adjourn at 6:51 pm.

**By David M/Craig K 2<sup>nd</sup>. All in favor**

Respectfully Submitted,

Denise M. Knowles