



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

June 28, 2016

6:00 pm

MINUTES

CALL TO ORDER: Susan called the meeting to order at 6:01 pm.

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

Motion to make Mark Perry a voting member for tonight.

By Gretchen H/David P 2nd. Vote 3-0

MINUTES: May 10, 2016 Minutes: Move to accept as printed **By Mark P/David M 2nd. Vote 3-0**
Gretchen H and David P abstained because they were not at the meeting

May 24, 2016 Minutes: Gretchen H had the following amendments: Page 4, first paragraph, after first sentence add "Her comments are as follows:"; page 5, 4th paragraph, after "Thank you" add "This ends the comments submitted and read by Gretchen." And delete the next paragraph starting "Later, after Public Access:" (copied from Gretchen's notes and it is given in more detail later in the minutes when it actually happened."); page 6, fourth paragraph, before "Susan asked"

Add "As it seemed that no further members of the public had comments,"; after "with Mark P." add "No one objected to going back to Planning Board Comments." And in the next paragraph, after "Joan Brooks, 369 Main Road," add "spoke up and was acknowledged by Susan and"

Motion to approve the minutes as amended.

By Gretchen H/David M 2nd. Vote 4-0

David P abstained because he was not at the meeting

Reconsideration of the April 26, 2016 minutes per Gretchen H from May 24, 2016 meeting: Motion to amend something previously adopted to include the comments she had submitted last time along with the revisions from the May 10, 2016 meeting. **By Gretchen H/David M 2nd. Vote 3-1/Mark P opposed**

David P abstained because he was not at the meeting

April 26, 2016 minutes changes: Page 1, second sentence, add "Civil" between "Northeast and Solutions"; in same paragraph, change "Loading dock designed so there will be no backing up needed by delivery trucks. They will pull straight in, parallel to Main Road, back to loading area, unload and then drive straight out." To read: "Loading dock designed so there will be no backing up needed by delivery trucks, in terms of backing off of Main Road into the parking lot. Trucks will pull straight in to the parking lot, parallel to Main Road, back to the loading area, unload and then drive straight out onto Main Road."; page 2, Unfinished Business, 3rd paragraph, change "Getchen asked if the state had any comments for applicants during the process of taking out a driveway and restricting the ditch and Travis said no." to read "Gretchen asked if the state had any comments for the applicants during the process of taking out an existing driveway and restoring the ditch, in terms of erosion and sedimentation control during that work, and Travis said no."; page 3, 402.7, after "the dumpsters" add "Gretchen questioned disposal of CFL's as hazardous waste, and Troy stated that the general store manager would work with the local disposal company to ensure waste is properly sorted and disposed of as part of their overall business model."; page

4, 2nd paragraph, change “Hilma Adams asked if they could all have copies of the paperwork the Board was reviewing and Susan said no and explained...” To “Hilma Adams interrupted the review session and asked if they (members of the audience) could all have copies of the paperwork the Board was reviewing. Susan said not at this moment and explained...”; next paragraph correct spelling of “loam”; 4th paragraph, change “reclamation and noise and measuring it.” to “reclamation, noise and measuring noise.”

UNFINISHED BUSINESS: The Board will continue the 2012-2015 Zoning Ordinance Comparison. Each of the Board members received a new copy of the color-coded comparison document from Gretchen including the items discussed at the last meeting and the new items to be discussed and color coded tonight by the Board. The Board discussed the unfinished sections, 2008 Performance Standards, 2009, Performance Guarantees and 2010, Miscellaneous. Gretchen color coded the information as they went through it, updating the comparison document. (Yellow: Did not previously exist, Red: More restrictive, Green: Additional items required, but not necessarily more restrictive, Blue: Less restrictive.)

The color-coded sheet will serve as a punch list of what is new or more restrictive. Susan suggested that the Board review the documents from Hughes Bros. the end of March and compare them to the color-coded document. Gretchen thinks that Hughes Bros. should be sent the color-coded document and be invited to the next meeting to start looking at the Hughes generated comparison of new and old ordinance against what the Board has prepared. David P agreed that that was the way to go. Gretchen H will send the adjusted document to the Town Office to be forwarded to the applicant.

Susan said that the agenda for next meeting will be review of standards with the applicant. Gretchen added that they would review the standards and review the minutes to determine where they left off and what performance standards were already voted on and which still need to be done. Gretchen continued that if the standards were already voted on and there are new things on the color-coded list for those standards, they would have to go back to those standards. Susan said all of the old minutes are online. Susan said they will make a single list of what needs to be resubmitted. Susan also said that they left off at the sound study of the review on April 3, 2014. The requirements have now changed for the sound study. David M reviewed that the homework is to look at the minutes to see what was approved and then using the color-coded document to identify which sections, even the ones that may have been approved, may have to follow more restrictive rules and then bring that to the next meeting.

NEW BUSINESS:

OTHER BUSINESS:

STAFF REPORTS:

PLANNING BOARD COMMENTS: Gretchen H read her letter of resignation from the Eddington Planning Board. (A copy of the letter will be included with the minutes) Susan thanked Gretchen for all of the work that she has done and said that she is sure past Board members have also appreciated everything she has done. David P thanked Gretchen H. Susan said they also appreciated Gretchen H helping them finish this project. Susan said that this will leave them short a full member and she assumes that Mark P will move up. Mark P said that he will await a phone call. Susan then verified with Russell S that the Select Board would have to approve his appointment. Susan proposed that they address appointing a new vice chair at their next meeting. David M thanked Gretchen for the 1000's of hours she has spent on this, her attention to detail, her recognition of rules and regulations and her professional and accurate manner in meetings.

PUBLIC ACCESS: Frank Arisimeek, 1306 Main Road, congratulated the Board on wasting another half year of time on the application. He said they are no better off than they were in February when the Town

attorney said to have some comparison for the Hughes application and they are now just starting to look at Janet's notes.

Theresa Woznik, 509 Riverside Drive, told Gretchen that she has been constantly impressed with her computer skills and she is sure they will be missed. She said there seem to be a remarkable lack of motions tonight. She continued that if she were a researcher 5 years from now, it would be difficult to know who agreed and who did not by a nod of their head to the chairperson. If people are going back and listening to the recording, how would they know? Susan explained that this was a review of a document and did not require motions or votes. Mrs. Woznik said she meant when they began to discuss the Hughes application and what notes they would be using. That is when she expected a motion. Susan explained that they did delineate what they were going to do and it will be reflected in the minutes. Mark P said the Chairman set the agenda for the meetings and runs how they are going to proceed. He continued that only when action is called for is there a motion or a second. This meeting was all setting up a procedure for how to go forward. Mrs. Woznik accepted the explanation and just wants to understand.

Ralph McLeod, representing his son who is away on training, some in the audience spoke up and objected to this saying it was not appropriate. Gretchen said that was enough and they had been through this a million times. Hilma Adams argued that Gretchen had just stepped down and Gretchen said it was not until the end of this meeting. Susan asked everyone to be silent. Susan pointed out that all comments should be directed through the Chairman. Mr. McLeod is proud and happy with the work the Board has done and he would like to thank Gretchen for all of her hours and years of work for the town.

ADJOURNMENT: Motion that we adjourn at 7:12 pm. **By Gretchen H/Mark P 2nd. All in favor.**

Respectfully Submitted,

Denise M. Knowles