

# TOWN OF EDDINGTON, MAINE

906 MAIN ROAD  
EDDINGTON, MAINE 04428  
PHONE: 207-843-5233

INCORPORATED IN 1811  
MUNICIPAL OFFICERS  
FAX: 207-843-7758

## PLANNING BOARD

June 28, 2012

6:30 p.m.

## MINUTES

**CALL TO ORDER:** Meeting was called to order at 6:33 pm by Tom Vanchieri.

**ROLL CALL:** Members present were Henry Hodges, Tom Vanchieri, Frank Higgins, Gretchen Heldmann, Craig Knight, Susan Dunham-Shane and Charles Norburg, CEO. Michael Shepherd has an excused absence.

**MINUTES:** Motion to accept the minutes of the May 10, 2012 meeting as written by Frank, Henry 2<sup>nd</sup>. All in favor.

**NEW BUSINESS:** The Board began discussing revisions to the Zoning Ordinance. The following are some of the changes made:

1. In the Definitions, Change “Active Recreation” to “Active Outdoor Recreation” and after “activity” add “including but not limited to”. Then add our list of activities to the ones already listed. Airsoft, Paintball, Archery, Shooting Ranges, Golf Courses, Driving Ranges and Miniature Golf.
2. Add Section 1011 for specific regulations regarding Active Outdoor Recreation. Gretchen will look into it for information for the next meeting. Use 1010.3 for the noise restrictions in 1011.
3. Add “Outdoor” to “Passive .... Recreation”
4. In regards to Campground requirements, Charles will check into whether the state has any regulations governing private campgrounds. The Board feels the 2000’ lot size is too large. They will look into not requiring all lots to be that large.

The Board discussed the Wind Ordinance for items to revisit and make sure things are as tight as they can be. Susan attended a meeting in Clifton and made a list of items that she felt our Board should address. The following are some of the items discussed:

1. Financial Capacity Requirements – Review them and define exactly what we need to see.
2. Find the order in which permits are issued by different agencies like DEP and IFWL. There are some permits the developer cannot get until an application has been presented to a municipality.
3. Need to make sure that the noise tests are doable and not fudgable. Are there any loop wholes? Is there money for the Board to hire a firm to do these tests?
4. Do we have a substation loophole? We want to make sure that an application specifies “including substation”.
5. Towers have a lot of oil. The word fluid is not in the Ordinance. They need to add requirements or rules for fluid management. Encompass all fluids, battery acid and oil.
6. Glint comes from towers too. An applicant said that you couldn’t calculate glint, so you can’t regulate glint. The Board may want to add something to the Ordinance addressing this.
7. Add the following to 104.6.3 (from Subdivision Ordinance 406)  
104.6.3, add, “The applicant shall submit evidence that he/she has adequate financial and technical capacity to design and construct the development in accordance with all

applicable local, state and federal laws and regulations. Evidence of adequate financial and technical capacity shall consist of the following:

104.6.3.1 A list of all technical and professional staff involved with the proposal and preparation of the application including their qualifications and experience with projects of similar size and scale.

104.6.3.2 A list of all persons with inspection and oversight responsibilities for The development and if available, the persons selected to construct the project, including their qualifications and experience with projects of similar size and scale.

104.6.3.3 A letter from a financial institution such as a bank or other lending institution that states that the applicant has the necessary funds available or a loan commitment from this institution to complete the proposed development within the time period specified by the applicant, or such other specific evidence of financial capacity as the Planning Board may reasonably require.

8. 104.6.21, redo this section to read: Provisions made for handling “and disposal of” all solid “and liquid” wastes, including hazardous and special wastes and the location and proposed screening of any on-site collection or storage facilities.
9. The Board discussed the decommissioning requirements. There was concern expressed regarding the financial requirements. The Ordinance currently requires 20% of the estimated cost annually until it accrues 100%. What will happen if it is dropped after the first year and they have only 20%? How do we determine that the decommissioning plan is a real number? Some ordinances require that the improvement guarantee be all upfront with a spread sheet showing all of the costs per acre or mile.
10. Items to be revisited include \$ for TIF, what order permits are issued by other groups such as DEP. FAA and IFWL and sound tests

**UNFINISHED BUSINESS:**

**STAFF REPORTS:** Henry, Susan, Tom and Frank will attend the EMDC Workshop on Friday, July 13, 2013 at the Audubon Field House on Fields Pond.

**PLANNING BOARD COMMENTS:**

**PUBLIC ACCESS:**

**NEXT MEETING:** The next meeting will be July 11, 2012. Susan asked that we let her know if we are not going to meet on that day so she will not rush back from her vacation.

**ADJOURNMENT:** Motion to adjourn at 7:50 pm by Susan, Frank 2<sup>nd</sup>. All in Favor.

Respectfully Submitted,

Denise M. Knowles