



# Town of Eddington

906 Main Road Eddington, Maine 04428

## — PLANNING BOARD

November 26, 2019

6:00 pm

## MINUTES

**CALL TO ORDER:** David Peppard called the meeting to order at 6:00 pm.

**ROLL CALL:** Members present were David Peppard, Susan Dunham-Shane, Craig Knight, Jeff Argleben, James McLeod and Dean Bennett, CEO. Heather Grass emailed that she would be absent because of illness.

Motion to make James McLeod a voting member for this evening.

**By Craig K/Susan DS 2<sup>nd</sup>. Vote 4-0**

David P welcomed the new members of the Board.

Kristin Wilson arrived late and will replace James M as a voting member.

**MINUTES:** Motion to accept the minutes of June 25, 2019 as presented.

**By Susan DS/Craig K 2<sup>nd</sup>. Vote: Vote 3-0**

## **NEW BUSINESS:**

**UNFINISHED BUSINESS:** Dean B led the discussion on Zoning Ordinance revisions. He had emailed the Board members items to review for clarification.

1. Move that we accept the amended language as presented at this meeting for **703. Primary Dwelling and Lot Size: Owners of single family dwellings may add an attached or incorporated accessory housing unit regardless of the lot size and density requirements for the district in which the property is located provided compliance with all of the following criteria:**

**By Susan DS/Craig K 2<sup>nd</sup>. Vote 5-0**

~~Removing: Owners of single family dwellings may add a single accessory housing unit regardless of the lots size and density requirements for the district in which the property is located, provided compliance with all of the following criteria:~~

2. Move that under **Section 606. District Use Chart and Scheduled Uses** we make the change to list **Agriculture Non-Livestock** as a Yes permitted use and include the definition: **Agriculture Non-Livestock: Shall mean the cultivation of soil, producing or raising of crops for personal consumption.**

**By Susan Ds/Craig K 2<sup>nd</sup>. Vote 5-0**

~~Removing: From 606. District Use Chart: Agriculture Excluding Livestock with Yes permitted use and Definition: Agriculture Non-Livestock: Shall mean the cultivation of soil, producing or raising crops, including gardening as a commercial operation. The term shall also include greenhouses, nurseries and versions thereof, where flowers, plants, shrubs and/or trees are grown for sale.~~

3. I move that we accept the suggested changes covering Section 708.1 through 708.4 and its subparagraphs 708.4.1 and 708.4.2. **By Susan DS/Craig K 2<sup>nd</sup>. Vote 5-0**

## **708 – Outside Material Storage**

~~708.1 Outside material storage standards shall apply to all land use activities except residential dwellings.~~

~~708.3 Materials displayed outside for sale at commercial establishments are permitted and shall conform to the commercial standards contained in Chapter 10 of this Ordinance.~~

708.1 Outside material storage standards shall apply to all land use activities and property within the Town of Eddington and regulated by this Ordinance, whether occupied or un-occupied, and shall meet or exceed the following standards:

708.2 Outdoor storage areas used for the collection of solid waste, vehicles, junk automobiles, vehicle parts, building materials, machinery, sand and gravel, or other such items shall be screened from the view of all property lines. Walls, fences, vegetation or a combination of materials may be used for the screen.

708.3 Materials of value shall be stored in a safe and sanitary manner, shall not be scattered about and shall not have openings or stacked in a manner which may provide harborage for vermin. Vermin includes, but it not restricted to: rodents, birds and insects that are destructive to real or personal property or injurious to health.

708.4 All exterior areas shall be sanitary and free of trash and garbage. Composting of vegetative materials is allowed provided this it does not create odor, health hazards, or nuisances.

708.4.1 Trash includes materials or items which are not in good repair or are discarded and which are of little or no value, including plaster, paper, wrappings, plant cuttings, household furnishings, used or salvaged building materials, packing or clothing, appliances, equipment, machinery, or parts thereof, scrap metal, scrap lumber, masonry block, disassembled vehicle parts or dismantled portions of vehicles.

708.4.2 Garbage includes any spoiled or discarded animal or vegetative material resulting from the handling, preparation, cooking or consumption of food for humans or animals as well as other organic waste material subject to rapid decomposition, including trash to which such material has adhered.

4. Motion to table 701.8.

**By David P/ Craig K 2<sup>nd</sup>. Vote 4-1**

5. Move that we authorize Dean Bennet to make use of the corridor language suggested and incorporate it into the Comprehensive Plan for the Rt. 9 corridor from I395 extension to the Clifton Town Line as proposed and held in a file called Rt. 9 Buffering Docs.

**By Susan DS/Craig K 2<sup>nd</sup>. Vote 5-0**

**Proposed wording: Route 9 Corridor (from 395 Extension to the Clifton Town Line)**

The proposed 395 Extension will likely create the potential for commercial development attraction, expansion and relocation. The anticipated increase in traffic, generated by the creation of the 395 corridor expansion, offers both opportunity for increased commercial tax base and the potential for loss of community character.

In order to maintain and preserve the appearance of the rural character of the Town of Eddington, consideration will be given to the adoption of performance standards within the Land Use Ordinance that seek to minimize road front clearing associated with commercial site development. Provisions will be developed which encourages the preservation of existing vegetation such as trees, shrubs, and lawn areas along the corridor. In addition, landscaping requirements will be developed to be incorporated into proposed site plans that area designed to enhance the appearance of the Route 9 corridor as that of a rural streetscape, tree lined, with site entrance and parking areas buffered and screened by natural vegetation and plantings.

Motion that we make James McLeod a voting member tonight in my absence as I am going to have to excuse myself.

**By Craig K/Kristin W 2<sup>nd</sup>. Vote 5-0**

**6.** I move that we table the flag lot standards for consideration in Mixed and Commercial Districts.

**By Jeff A/James M 2<sup>nd</sup>. Vote 5-0**

**7.** The Board members should review the information on right-of way on private drives, flag lot standards and the District Use Chart and Definitions.

**AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING:**

**DATE OF NEXT MEETING:** The next meeting will be December 10, 2019 at 6:00 pm.

**PUBLIC ACCESS:**

**ADJOURNMENT:** Motion to adjourn at 7:21 pm.

**By Susan DS/Kristen W 2<sup>nd</sup>. Vote 5-0**

Respectfully Submitted,

Denise M. Knowles