



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

March 27, 2018

6:00 pm

MINUTES

CALL TO ORDER: Mark Perry called the meeting to order at 6:06 pm.

ROLL CALL: Members present were Mark Perry, David McCluskey, Craig Knight, David Peppard, Deana Doughty, Susan Dunham-Shane and Charles Norburg. James White has an excused absence. Mark P asked Deana D to be a voting member, but then Susan DS arrived, so Deana will serve as alternate.

MINUTES: Motion to accept the minutes of February 13, 2018 as printed. **By Mark P/Susan DS 2nd.**

Discussion: Susan would like to correct page 2, 2nd paragraph, 5th sentence, change “fee” to “feel”.

Motion to amend the minutes to change fee to feel.

By Mark P/Susan DS 2nd. Vote 5-0

ELECTION OF CHAIR & VICE CHAIR:

Motion to elect David McCluskey as Chair.

By Mark P/David P 2nd. Vote 4-0

Motion to nominate Mark Perry as Vice Chair

By David P/Craig K 2nd. Vote 4-0

Russell said the new Officers will start at the next meeting.

NEW BUSINESS: Jeff Ouellette is not present so Charles N read his emails. He owns 862 Main Road in Eddington and is interested in the land across the street from him, the Footman property, previously approved for a subdivision. He owns a maintenance business that does not have a lot of foot traffic. The foot traffic would be only deliveries and people paying rent. He does not want to pursue getting the land until he knows he can build on it. He does residential and commercial repairs to doors, windows, floors, coolers, etc. He has a Kubota tractor, dump truck, 3 trucks with plows, 3 vans and 5 or 6 trailers. He has a UPS or FedEx deliveries daily and occasionally a tractor trailer will deliver larger materials. Tenants from his rental properties will come to the business to pay their rent. He is waiting on estimates for 2 proposed buildings that are over 3000 square feet each. There are 3 employees, himself and his wife. He provided sketches of the proposed buildings. The Cottage Industry allows 2000 square feet for all structures and ground storage areas, so his proposed buildings and equipment will not qualify.

Russell S said he brought this project up at the last meeting and the board had mentioned a Cottage Industry, but they did not know the size of the building Mr. Ouellette was planning. Mr. Ouellette could ask for a zone change or buy land in the commercial zone. Charles N thought the only thing on the chart allowed that would be close to his business is a truck terminal, but the board said this would not fit his business. David M said that he knows the Comprehensive Plan is being worked on and there may be changes to the zoning with the I395 extension coming through town. Mark P said that when they discussed it at the last meeting they thought it was a much smaller business.

Charles N also informed the board that Rick and Holly Whitmore are interested in having a garage to repair and store their trucks and equipment on property on Lunn Lane, across the road from Jared Murray’s truck garage. There would not be any retail operation. Charles N has written back to Mr. Whitmore with further instructions on his application procedure and has not heard back from him. Russell explained that he has a construction business and has purchased the land on Lunn Lane which is

Commercial land, but does not plan to do anything for a year or so. There are also two mobile homes on the land.

The discussion then went to the I395 extension. Russell said they are supposed to break ground in 2024. He continued that they have purchased the land and trailer on Rt. 9 and they have the trailer for sale that has to be moved. Russell S said they have acquired two properties in Eddington. They are still doing surveying to acquire the other properties involved to do the alignment. He said they are supposed to have a meeting later this spring to give an update. The state hasn't decided whether they are going over or under all of the roads they have to cross.

UNFINISHED BUSINESS: The board continued with their work on the Zoning Ordinance revisions and the issue of people putting a garage on a piece of land to store items in. Russell S said it would not be an accessory structure because there is no house on the lot. Mark P said his first idea was to change the definition of an accessory use so it could be a structure on the same lot or another lot within 1000'. They ended up making a stand-alone noncommercial garage allowed anywhere but the conservation zone. Russell S continued that there are times that people will sell their residence and then want to build a garage to store items in until they come back and build a residence on the lot. Susan DS said Mark DeRoche had mentioned his concerns if someone buys a lot and brings all their stuff out here and then brings a gun and starts target shooting. She also said that box trailers could be considered a structure and one be put on the lot so she wondered if they should limit the number of structures to one, limit it to undeveloped lots so they would not run into the issue of people with a camper and also limit the size of the building. Craig K asked if there was any way to write it up that it is only for existing residents of town. Mark P said that was his thought in expanding the definition so it could include the neighborhood. Russell S then asked what would happen if someone sold the house and then sold the garage and lot.

Mark P suggested that they say it has to be an accessory to a residence within 1000' and the use could not continue if the lots were sold separately. He will write something up for the next meeting.

Susan DS wanted to discuss the changes made to the private road restrictions when she was not here from a 60' right-of-way to a 30' right-of-way. A subdivision has three or more dwellings and is subject to the road rules for a subdivision which is a 60' right-of-way. Her concern is that it says 4 dwellings in the proposed change and says 3 dwellings in the Subdivision Ordinance. Mark P feels that 30' is wide enough for a private road. Charles N said that if you buy a piece of property you can immediately split off a piece of land and if you don't do it at that time, after five years you can split off two pieces of land.

Charles N has been getting emails from a resident who wants his mobile home declared a house so he can get a better rate on a mortgage loan and make his property more valuable. Charles N continued that there is a uniform law commission which in most states considers a manufactured home personal property. In Maine it is taxed as real property. Mark P said that it doesn't become part of the real estate until it is permanently affixed. If they take the wheels and axels off and put it on a foundation it becomes part of the real estate. It is a double wide. They suggested that he talk to his legislature representative to have it changed.

Susan DS will work on the wording from David P's street opening paperwork.

AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING: Craig K asked what the situation is with the Shoreland zoning map redo. Russell S said that if we know what the changes are he can have it done. Russell S reported that the town only has an electronically transmitted completed copy of the map from Gretchen H. Susan DS said she has not gotten an answer back from Gretchen Heldmann. Susan DS said the copy she has is 2012 and the ordinance updates were in 2014. There were changes from limited residential to resource protection for some resident's property. She feels the redline version of the Shoreland Zone Ordinance shows any changes between 2012 and 2016. She is not familiar with what the state requirements are and how those are translated to the map. They need to find out where the setbacks

have changed from the original to the red-line version. Russell S said it is Weston Technologies, Aaron Weston that may do the work, but he was hoping for layered copies of the maps to work with. Susan DS thought that we had a disk with a drawing showing the layers on it. They need the original layered drawing.

DATE OF NEXT MEETING: The next scheduled meeting will be on April 10, 2018.

PUBLIC ACCESS: Mark DeRoche, Stoney Ridge Road, spoke regarding garages on a piece of land, and Gary Fogg's property on Rt. 178, he has three truck trailers on his property which is legal. He is more concerned with that type of eye sour. Also, in regards to being able to split your property every five years, he has three adjoining pieces of property which at retirement he planned to split off a lot from each piece each year to supplement his retirement. But he was told that because they are adjoining, they are considered one lot and he can only sell a lot every 5 years. He does not think this is fair because if the three pieces of land were spread around town he could sell a lot each year. Charles N said that if they are under the exact name then they are considered one. Russell S said that if he is getting three separate bills, he should be all set. Charles N will ask Maine Municipal Association about this.

ADJOURNMENT: Motion to adjourn at 7:02 pm.

By Mark P/Craig K 2nd. Vote 5-0

Respectfully Submitted,

Denise M. Knowles