



# Town of Eddington

906 Main Road Eddington, Maine 04428

## PLANNING BOARD

July 24, 2018

6:00 pm

## MINUTES

**CALL TO ORDER:** Mark Perry called the meeting to order at 6:00 pm.

**ROLL CALL:** Members present were Mark Perry, Craig Knight, David Peppard, Susan Dunham-Shane, Deana Doughty and Dean Bennett, Code Enforcement Officer. Deana D is now a full-time member of the Board.

**MINUTES:** Motion to accept the minutes of May 22, 2018 as printed.

**By Mark P/Susan DS 2<sup>nd</sup>. Vote 3-2**  
**2 members didn't attend the meeting**

**ELECTION OF CHAIR & VICE CHAIR:** The Board regrets the moving on to the Select Board of David McCluskey.

Motion to nominate myself as Chairman

**By Mark P/Susan DS 2<sup>nd</sup>. Vote 5-0**

Motion to nominate David P as Vice-Chairman

**By Mark P/Susan DS 2<sup>nd</sup>. Vote 5-0**

**NEW BUSINESS:** Rick Whitmore, president, explained to the Board that W & S Maintenance Garage wants to build a garage to work on his trucks. David Spencer is the vice-president. Their business is cutting wood and hauling gravel and wood. He picked this sight because there is another truck garage there. (They are on the lot next to Jared Murray)

Motion to shorten the two week period to one week (section allows them to do that)

**By Mark P/David P 2<sup>nd</sup>.**

Discussion: Mark will try to amend this down to a week in the amendments to the Ordinance. Susan DS said they set the 14 days so they would have enough time to review it. **Vote 5-0**

Dean Bennett pointed out that Application Procedures, 404.1.2 reads: "The applicant shall submit 9 copies of a complete application to the Town Manager or Code Enforcement Officer at least 14 calendar days before a regular scheduled meeting of the Planning Board. The Code Enforcement Officer shall place the application for consideration on the Planning Board agenda and distribute copies of the application to the Planning Board as soon as possible after it is received." He said he will work one day in that first week and will review the application and provide the Board with his findings and reviews. Dean B does not read this to mean the Board must have it 14 days before the meeting. Mark P believes it addresses it someplace else in the ordinance also. Dean B said it is not possible for him to do an adequate review in one day. Susan DS said it was written with the understanding that they Board would get it 14 days before the meeting and then the CEO would review it for completeness within 7 days and it would then go on the agenda.

Mark P said they need to decide if they need a Public Hearing or not. He feels that because of the simplicity of the project, the setback from the road and that the most interested people are the property owner's tenants, a Public Hearing is not necessary.

Motion that we dispense with the Public hearing on this application. **By Mark P/David P 2<sup>nd</sup>.**

Discussion: Susan DS said that when Jared Murray proposed his garage they had a Public Hearing and most of the neighbors attended. When they did the rewrite they changed the wording from shall to may because they thought it would be helpful for small projects, Joan Brooks and Chip Grover objected to their changing the wording. Rick Whitmore said the tenants in the trailers are his drivers and they will be putting the trucks in the garage to work on.

**Vote: 4-1**

Mark P asked if anyone had any questions regarding the application. Susan DS questioned 402.7, disposal of solid and hazardous waste products such as oil, etc. Rick W said that it will continue to go to Jared Murray to burn in his waste oil burner. (Susan DS explained that this should be included on the application, not N/A) Susan questioned 402.9, road congestion and Rick W said his drivers have been bringing the trucks home to the trailers, so there traffic will be the same. Susan explained that this should be included on the application or in the review to inform the Board. Craig K asked about hours of operation and Rick W said they will leave early and get home late. There will be no regular operation going on here. Rick W said that right now the work is being done outdoors and this will move the work inside and lessen the noise. Mark P questioned 707, which said no new lighting proposed. Rick W said that there is a street light there now, but they will be putting a light over the garage doors. Mark P would like to add a condition that any new lighting will be downward lighting.

I move that the application is complete and the applicable fee has been paid.

**By Mark P/David P 2<sup>nd</sup>. Vote 5-0**

I move that the proposed activity will not cause soil erosion during construction or when complete.

**By Mark P/Craig K 2<sup>nd</sup>. Vote 5-0**

I move that the proposed activity will not have an adverse impact on wetlands or waterbodies.

**By Mark P/Craig K 2<sup>nd</sup>. Vote 5-0**

I move that the proposed activity will provide for adequate storm water management.

**By Mark P/Susan DS 2<sup>nd</sup>. Vote 5-0**

I move that we find that the proposed activity will provide for adequate sewage disposal

**By Mark P/David P 2<sup>nd</sup>. Vote 5-0**

I move we find that the proposed activity has sufficient water to meet potable and fire suppression requirements. The proposed activity will not pose an undue risk of fire and the property will be accessible to emergency vehicles.

**By Mark P/Susan DS 2<sup>nd</sup>. Vote 5-0**

I move we find that the proposed activity will dispose and treat solid and hazardous waste in conformance with all applicable local, state and federal laws and regulations.

**By Mark P/Craig K 2<sup>nd</sup>. Vote 5-0**

I move we find the proposed activity will not adversely affect the quality or quantity of groundwater.

**By Mark P/David P 2<sup>nd</sup>. Vote 5-0**

I move we find the proposed activity will not cause road congestion or unsafe conditions with respect to existing and proposed roads and access points.

**By Mark P/Deana D 2<sup>nd</sup>. Vote 5-0**

I move we find the proposed activity will not have an adverse impact upon scenic, historic or archeological resources and wildlife and animal habitat.

**By Mark P/Craig K 2<sup>nd</sup>. Vote 5-0**

I move that we find the proposed activity shall not have an adverse impact upon historic and scenic areas as identified in the Comprehensive Plan or by the Town.

**By Mark P/Susan DS 2<sup>nd</sup>. Vote 5-0**

I move that we find that the proposed activity will not have a significant detrimental effect on the use and peaceful enjoyment of abutting properties as a result of noise, vibration, fumes, odor, dust, glare or other causes.

**By Mark P/Deana D 2<sup>nd</sup>. Vote 4 Yes -1 Abstains (Susan DS Abstains)**

I move we find that the application conforms to all the applicable provisions of this Ordinance.

**By Mark P/David P 2<sup>nd</sup>. Vote 4 Yes - 1 Abstains (Susan DS Abstains)**

I move that we issue the permit on the condition that any new lighting be "dark sky" lighting.

**By Mark P/David P 2<sup>nd</sup>. Vote 5-0**

Dean B will type up the application and the Board members will each stop by and sign it.

**UNFINISHED BUSINESS:** Mark Perry said they will get the zoning ordinance revisions typed up and acted on. Susan has provided everyone with a copy of her rewrite of David P's information on Road Cuts and Driveway Standards for their review. It is following the statutes. Dean B said that it would be helpful to include a short description of the MRSA reference in the document. Mark pointed out that MRSA is now just MRS. Susan will add "or as current" to 902.1.1.4.a i and a. ii. Also add "for Town Ways" to 902.1.1. Susan will retype it and they will review it at a future meeting.

**AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING:** Everyone will be available for a meeting on August 14, 2018. Dean B may have an application for the next meeting. He will convey on his paperwork the answers to his questions during his review with the applicant so that the Planning Board will have all of the information necessary. He will also note if each section is complete. Dean B said he missed where is asked for the hours of operation. Susan said it usually was addressed in the noise section. He asked if it should be added as a point of review. Mark P explained it was usually included in the description of the operation.

**DATE OF NEXT MEETING:** The next scheduled meeting will be on August 14, 2018.

**PUBLIC ACCESS:**

**ADJOURNMENT:** Motion to adjourn at 6:56 pm.

**By Mark P/Craig K. Vote 5-0**

Respectfully Submitted,

Denise M. Knowles