



# Town of Eddington

906 Main Road Eddington, Maine 04428

## PLANNING BOARD

July 23, 2024

5:30 PM

MINUTES

**CALL TO ORDER:** Chair Newhart called the meeting to order at 5:34 PM.

**ROLL CALL:** Members present were Susan Dunham-Shane, Craig Knight, Sarah Maquillan, and Scott Newhart.

**MINUTES:** **Motion to approve the meeting minutes of June 25, 2024.**  
**By Member Dunham-Shane/Member Knight seconded.**  
**Vote 4-0. Motion passed.**  
**Motion to approve the meeting minutes of July 9, 2024.**  
**By Member Dunham-Shane/Member Knight seconded.**  
**Vote 4-0. Motion passed.**

**NEW BUSINESS:** **Variance Request** – Sticks, Picks & Strings Music Store, 158 Main Road

CEO Ali Jesiolowski presented to the Board and gave an overview of the request for Sticks, Picks & Strings Music Store at 158 Main Road.

Member Knight mentioned that he thought a home occupation needed to be operated out of a primary structure, not an accessory structure. Member Dunham-Shane and Chair Newhart responded that it does not and read the applicable portion of the zoning ordinance to clarify. CEO Jesiolowski stated that she does not believe this business qualifies as a home occupation, but believes the existing permit needs to be upheld as it was issued by prior CEO. Dunham-Shane and Knight discussed the actions of prior CEO with Jesiolowski. Jesiolowski clarified that the property is zoned as mixed-use so commercial use is allowable. Dunham-Shane expressed that she does not feel it would be appropriate to simply allow the existing permit to stand on its own as it was issued in error. Newhart recommended that business owner go through appropriate process now and come before the Board with site plan review application so that business can be permitted appropriately moving forward. Vice Chair Maquillan expressed agreement with this. Jesiolowski and Dunham-Shane clarified the application process. Knight asked if all nearby property owners would be granted commercial use as an allowance – Newhart and Maquillan

directed Knight to the chart of allowed uses for mixed-use zoning. Board members discussed how to best proceed with request for 158 Main Road with Jesiolowski. Clarified what is currently included in Site Plan Review application and what additional information Board members may wish to review.

**Motion to allow Sticks, Picks & Strings to continue current operations as long as completed Site Plan Review application is presented to Planning Board within 90 days from CEO notification.**

**By Member Dunham-Shane/Member Knight seconded. Vote 4-0.  
Motion passed.**

Board members and CEO Jesiolowski determined that Jesiolowski will write letter to business owner notifying of Board's decision in this matter.

Vice Chair Maquillan requested that applicant be prepared to answer questions about parking upon application review.

Board members discussed application format with CEO Jesiolowski, and possible revisions that should be made in the future. Members also clarified with Jesiolowski how any change in use for this property would be handled in the future.

Board members generally discussed best practices for code enforcement and possible issues that have arisen or may arise from previous code enforcement with CEO Jesiolowski.

**OTHER BUSINESS:** CEO Jesiolowski asked for an update regarding work being completed by LD2003 working group – Chair Newhart gave brief update. Jesiolowski mentioned concern over definition of “lot” that she would like to discuss with working group at next meeting.

**OTHER BUSINESS:** Ordinance Review List

Chair Newhart asked Member Dunham-Shane to organize the ordinance review list and make recommendations regarding prioritization of items to present at next meeting – Dunham-Shane agreed.

**DATE OF NEXT MEETING:** LD2003 Working Group – July 25, 2024  
Planning Board – August 13, 2024

**ADJOURNMENT: Motion to adjourn at 6:35.  
By Member Dunham-Shane/Vice Chair Maquillan seconded.  
Vote 4-0. Motion passed.**

Respectfully submitted,  
Sarah Maquillan