



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

January 13, 2010

6:30 p.m.

MINUTES

CALL TO ORDER: Meeting was called to order at 6:30 pm by Bill Najpauer of Renaissance Planning Associates.

ROLL CALL: Members present were Gary Poisson, Tom Vanchieri, Henry Hodges, Susan Dunham-Shane, Jeff Thurlow, Bill Najpauer and Sara Flaks. Charles Norburg, Frank Higgins and Gretchen Heldmann have excused absences.

NEW BUSINESS: This meeting is an ordinance workshop with Renaissance. They continued their discussion on the Zoning Ordinance Committee Working Draft.

Continue Discussion: Review Draft Ordinance The Board continued their discussion on the Zoning Ordinance Committee Working Draft starting on Page 33.

Here are some of the changes or additions noted:

Minimum slope of 8% added to page 33

Add in requirements for fabrication of roads

902.12.1 Last sentence, change "subdivision" to "road"

902.12.3 Renumber and move to after 902.12.7

902.13 Add "All road acceptance must be voted on at Town Meeting" and "that pavement is required for road acceptance"

903.5 Bill will put this into a table format

Remove 1001.2.2 and add that there will be no exterior storage. (Home Occupation should have no visual sign of the business.)

Remove 1001.2.4 and reference "To see Sign Ordinance"

Day Care is a separate category from Home Occupation. Change RA from "No" to "P" on District Use Chart.

1002.2.4 Change 4000 square feet to 2000 square feet.

1002-2.5 Add "the General Standards Section of" before "this Ordinance."

Add higher restrictions on noise for Cottage Industry and Home Occupation.

Cottage Industry – Add limit on traffic, noise, light and aesthetic standards (for how it fits into the surrounding neighborhood and larger set back requirements. They will revisit Cottage Industry.

1003 Third sentence, remove "not" after "The screen shall". Add that "Road entrance shall be paved."

1004.1 Add "Day Care Nursery" They will check into alcohol restrictions.

1008.2.3 Bill will develop a ratio standard

1008.2.14 Reword the last sentence (The reserve area shall be restricted so as not to be built upon.)
They will review the definitions at a later date.

OTHER BUSINESS: The next meeting with Renaissance will be Monday, January 25, 2010. They will start working on the Subdivision Ordinance. Sue cannot be at this meeting.

On January 14, 2010 the Board will meet for an Ordinance Workshop. Tom cannot make this meeting.

ADJOURNMENT: Meeting adjourned at 8:42 pm.

Respectfully Submitted,

Denise M. Knowles