



# *Town of Eddington*

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906 Main Road Eddington, Maine 04428

## **PLANNING BOARD**

**May 10, 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 Tom Vanchieri, Frank Higgins, Henry Hodges, Susan-Dunham Shane, Gretchen Heldmann, Jeff Thurlow, Russell Smith, Town Manager and Bill Najpauer.

**PUBLIC ACCESS:** There were residents present from Monument Drive, so the meeting was moved to Public Access to allow them to address the Board. Charles Plummer explained to the Board that some of the residents from Monument Drive were concerned because in the new Zoning Ordinance Draft, this area was changed from being zoned Residential A to Mixed Use. The Board reviewed the new Zoning Map and agreed that the land on the riverside of Rt. 178 should be changed to Rural Residential.

**NEW BUSINESS:** This meeting is an ordinance workshop with Renaissance. The Board continued their discussion of the Zoning Ordinance. The following items were discussed:

The area off the Clewleyville Road, which shows on the Draft Zoning Map in the Rural Residential Zone will change to Mixed Use.

The boundary line for the Mixed Use District at the Holden Town Line will extend to Rt. 9. This area was Rural Residential in the draft Ordinance.

There was discussion on the parcel of land between the Mixed Use District on the Clewleyville Road and Rt. 9 and it was decided to leave it in Rural Residential.

The Board discussed the property owned by Rodney Buswell, which is behind the Peavey Mill. Russell left a message for Rodney to see if he wants the land to be Residential or Commercial. Since they are now extending the Commercial Zone along Rt. 9, it would make sense to keep the lot behind Peavey in the Commercial Zone.

They will extend the Commercial Zone on the North side of Rt. 9 from the current line, following the stream down Rt. 9 to where the stream crosses Rt. 9.

The Commercial lots on the draft Zoning Map on the South side of Rt. 9 will extend 500' back and this Commercial Zone will continue down Rt. 9, at 500' back, to Lois Lane.

The Board discussed the Buswell property at the Clifton town Line and decided to leave it in Residential A.

Gretchen will send Bill and his vendor a data file showing the Shoreland Zone and he will attach it to the Zoning Map.

The Board will review the Zoning Map and Ordinances and then vote to accept the revisions and map at the May 27, 2010 meeting. They will then send it to the Selectmen for their June 15, 2010

meeting. The next step will be to schedule a Public Hearings. If we can do something that would notify everyone in Town, we could have just one Public Hearing. The Selectmen will set the date for the Special Town meeting. (Frank and Russell will be gone the last week in June and Gretchen will be gone the end of July through the first week in August.)

**OTHER BUSINESS:** The Board discussed with Bill the variance paperwork, which Charlie had sent to each of them. In regards to the set-back variance for single-family dwellings, Bill does not think it is necessary to add this variance because of the change they made that will allow pre-existing lots to use the setback requirements of the prior Ordinance. In regards to the dimensional standards variance, Bill suggested that they could add something to the dimensional standards that specifies ADA compliance for handicap ramps. They will leave it out and not address it.

**ADJOURNMENT:** Meeting adjourned at 8:33 pm. All in favor.

Respectfully Submitted,

Denise M. Knowles