

# TOWN OF EDDINGTON, MAINE

906 MAIN ROAD  
EDDINGTON, MAINE 04428  
PHONE: 207-843-5233

INCORPORATED IN 1811  
MUNICIPAL OFFICERS  
FAX: 207-843-7758

## PLANNING BOARD

August 3, 2014

1:00 pm

MINUTES

**CALL TO ORDER:** Susan Dunham-Shane called the Meeting to order at 1:05 pm.

**ROLL CALL:** Members present were Susan Dunham-Shane, Gretchen Heldmann, Frank Higgins, Henry Hodges and Craig Knight. Tom Vanchieri has an excused absence.

### **MINUTES:**

**UNFINISHED BUSINESS** This meeting is a Planning Board Site Visit at 1 Lonnie Lane Eddington. Terry Grant and Sally Harrison, the applicants and Scott Braley from Plymouth Engineering and his assistant were present.

Scott Braley provided an 11" x 17" copy of the site plan with the Holden part of the property blacked out so that the Board could more easily see how much of the project lies in Eddington

The Board walked the property viewing buildings in the application proposal, existing vegetation, well, and septic tank and leech field locations.

Gretchen asked how deep is the proposed frost wall for the foundation. Scott replied 2' to 3' deep toward the trees and 3' to 4' toward the water.

Frank asked why couldn't the whole camp be moved back to between the well and the leech field. A fairly open area ringed with large trees. Discussion about preserving the large trees in that area and that disturbing their roots would lead to all trees dying. Scott and the applicants have concerns regarding soil disturbance and tree health.

Scott pointed out that if the footprint is moved back by even a few feet the buildings would be totally in Holden and subject to Holden's Shoreland Ordinance, which has less restrictive standards than Eddington's.

Gretchen asked Scott to provide a revised site plan with the trees located and listed by size and species. Scott asked if it would be helpful to also have a drawing of the proposed redesign for the house, garage and shed. Gretchen replied that more information is always helpful

Susan asked, in response to a statement by Scott that the new roof line would be 20' in height, does that mean that the square footage of the structure would increase by making a full second floor instead of the partial loft that currently exists? Scott said no..

Susan will get a copy of the site plan handed out at the visit to the town office for their files.

The client asked whether they could expect a decision at the Planning Board meeting on August 14<sup>th</sup>. The board said that they could not give that answer at this time. Also, they will need to review the additional materials requested

### **NEW BUSINESS:**

### **OTHER BUSINESS:**

### **STAFF REPORTS:**

### **PUBLIC ACCESS:**

**PLANNING BOARD COMMENTS:**

**NEXT MEETING:** The next meeting will be Thursday, August 14, 2014.

**ADJOURNMENT:** Motion to adjourn at 1:35 pm. **By Gretchen/Henry 2<sup>nd</sup>. Vote 4-0**

Respectfully Submitted,

Denise M. Knowles  
From the Notes of Susan Dunham-Shane