

# TOWN OF EDDINGTON, MAINE

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## PLANNING BOARD

August 9, 2012

6:30 p.m.

## MINUTES

**CALL TO ORDER:** Meeting was called to order at 6:32 pm by Tom Vanchieri.

**ROLL CALL:** Members present were Henry Hodges, Tom Vanchieri, Frank Higgins, Gretchen Heldmann, Craig Knight, Susan Dunham-Shane, Mike Shepherd, Charles Norburg, CEO and Russell Smith were present.

**MINUTES:** The minutes for the July 26, 2012 meeting were not done, so they will be reviewed at the next meeting.

**NEW BUSINESS** Jerard Murray came before the board for his Site Plan Application for a proposed garage for his Trucking Business on Lunn Lane. Frank Higgins recluse himself and moved to sit in the audience due to relation to the applicant. Motion for Mike to be a voting member by Gretchen, Henry 2<sup>nd</sup>. All in favor. Gretchen questions Section 802 Stormwater, it states that stormwater control plan to be done by Professional Engineer. The applicant wrote a written request for waiver on engineered stormwater plan and presented to the Chair. Motion that the Board consider the application of Jerard Murray to be complete with the exception of an engineered stormwater plan as outlined in Section 802 by Susan, Henry 2<sup>nd</sup>. All in favor. Susan read into record the written waiver request: "I hereby request a waiver for requirement of stormwater analysis for commercial development of site plan review, signed Jerard Murray." Oscar Emerson elaborated on the reason for the waiver: justification for waiver is that the proposed development will be implemented on previously developed impervious gravel area, thereby resulting in insignificant increases I post-development stormwater discharge. Susan motioned to accept and grant the requested waiver by applicant, Henry 2<sup>nd</sup>. All in favor. Susan motioned that with the submission and acceptance of waiver request, we consider application of Jerard Murray to be complete and move to set Public hearing at next meeting 8/23/12, Mike Shephard 2<sup>nd</sup>. All in favor.

Vincent Marzilli III was back before the Board regarding his Shoreland Zone Permit Application. Frank is content to remain a non-voting member. The building is less than 35' in height. Septic will be either within Development are or outside the 250' buffer. Building, with including roof eave overhangs, is 1488 square feet. Discussion on whether roof eaves are considered part of the "cantilevered or similar overhanging extensions". There was no consensus with the Board. Applicant not going to build this year anyway. Applicant needs to submit septic design and plumbing permit. Gretchen would be more comfortable with final square feet numbers in addition to plumbing information needed. There is some mismatch between NRPA, building permit, building design, etc. Application tabled until Vincent returns with septic designs.

**UNFINISHED BUSINESS:** Gretchen motioned to table work on the revisions until next time, Mike 2<sup>nd</sup>. All in favor.

**PLANNING BOARD COMMENTS:**

**STAFF REPORTS:** Charlie reported to the Board that he went out and made measurements, and the structure is actually 68' back, not 75'. Still a substantial improvement over the 22'. 30' from back of camp to Bangor Hydro ROW. Moving camp farther back puts it closed to overhanging trees. Would prefer to not cut more trees (it is Shoreland Zone after all) To preserve trees and keep safety zone from overhanging trees, Charlie says in his opinion it is moved back to greatest extent feasible. He issued the permit on that premise.

**PUBLIC ACCESS:**

**NEXT MEETING:** The next meeting will be August 23, 2012.

**ADJOURNMENT:** Motion to adjourn at 7:42 by Henry, Susan 2<sup>nd</sup>. All in Favor.

Respectfully Submitted,

Denise M. Knowles,  
From Gretchen Heldmann's notes