



# Town of Eddington

906 Main Road Eddington, Maine 04428

**PLANNING BOARD**  
**October 13, 2015**  
**6:00 pm**  
**MINUTES**

**CALL TO ORDER:** Susan Dunham-Shane called the meeting to order at 6:01 pm.

**ROLL CALL:** Members present were Susan Dunham-Shane, Gretchen Heldmann, Craig Knight, David McCluskey, David Peppard, David Johnson, Charles Norburg, CEO and Russell Smith

**MINUTES:** Motion to accept the Minutes of September 22, 2015 after removing Charles Norburg from the Roll Call.

**By David M/Craig K 2<sup>nd</sup>. Vote 3-0**

**David P. abstained from voting because he was not present at that meeting.**

**PUBLIC HEARING:** A Public Hearing was held for the changes in the Wireless Telecommunications Facilities Ordinance to the zones that they are allowed in. Gretchen prepared a Power Point Presentation of the Timeline/History review of the Verizon Wireless Application and the Town of Eddington Wireless Telecommunications Ordinance. This explained exactly what has transpired since the Verizon application was submitted on July 13, 2015. A copy of this presentation will be included with the minutes. The following comments were made during the Public Hearing:

Frank Arisimeek feels it should be in all zones.

Hilma Adams asked if a topographical map was looked at before excluding the Conservation District. Susan Dunham-Shane responded that the Board did not do so.

Hilma Adams asks why did the Board decide to exclude Conservation District? Chairwoman Dunham Shane replied the discussion by the Board was based on the stated use of the district, which is forestry and research. She asked David McCluskey to elaborate since he had made the major concern at the meeting where the decision was made.

David McCluskey said they don't know how many towers are coming to town. The concern was that the access/support roads for wireless tower installations would be a major impact on what is in essence a protected area. They don't want to see a lot of towers and roads.

University of Maine Foundation Land is in the Conservation District and it was suggested that they know what they have and look at a topographical map before excluding it?

Frank A. said his Shoreland land on Chemo was almost put into Conservation. When Susan Dunham Shane asked who had tried to put it into conservation he (Frank A.) said the land is in Clifton. Ms Dunham Shane replied that his problem then was with Clifton in that case and not germane to the subject at hand.

Brad Goodwin doesn't see the need to add the Conservation District now. If needed to be added in the future then it can be amended.

David Peppard said that most of the land is UMaine Foundation. He asks which color on the zoning map is Conservation. Gretchen replied.

Frank Arisimeek reported that a chunk of land in Conservation belongs to Margaret McKinney

Scott Anderson and Chip from Verizon thanked the Board for having this meeting to answer questions.

David Johnson said in the future everything will be wireless. He doesn't want to see limitations now when so much wireless will be needed.

Gretchen said the intent is to allow it in town and that now it is excluded. Because of the original wording of the ordinance and the subsequent change of zones, towers are excluded through the center of the town.

Hilma A. asked how much space coverage would there be with this tower? Scott A. answered showing the maps and the coverage.

Hilma A asked if it will cover Rebel Hill in Clifton because she cannot use her phone there and Scott A. said probably not.

Frank A. asked if the tower was closer to Chemo, if it would help Clifton. Scott A. said Clifton would need a tower, in Clifton or Bradley. Scott explained about building out and development .....of tower grids that wireless companies use in improving service in various areas.

Susan DS said they were getting off track.

Hilma A. again referred to the need to consult a topographical map when making a decision. Susan asked Charlie to pull out Zoning map.

Susan DS asked if there were any other questions or comments.

Frank A. asked for a copy of the Conservation zone. Susan DS told Mr. A that copies of the zoning map could be obtained at the town office.

Susan D.S. asked again for any more questions or comments. There being none she declared the public hearing closed at 6:26 pm.

**UNFINISHED BUSINESS:** Wireless Ordinance changes – The Board discussed the proposed changes and whether to finish it this meeting or go to another meeting for more study. Susan asked Charles N the distance from Rt. 9 to the Conservation zone and Charles said ½ mile at the closest point and a mile and a quarter to the farthest point. The shortest depth distance is ¾ of a mile. Gretchen showed the contour map which has the Conservation Zone in the lowest and second lowest areas. Frank A. raised his hand but Susan said there was no more discussion until Public Access.

David P. said he was comfortable with what is proposed and in the future if they need to change it then amend it. Craig K and David M said to send it to the Selectmen. Gretchen noted that she was not opposed to wireless towers in the Conservation District, she knows a lot of foresters looking for "phone booths" in the woods, but she was fine either way. She said it will be decided by the Town at the meeting.

Motion to send the changes as currently worded (to exclude the Conservation District) for the Wireless Telecommunications Facility Ordinance to the Selectboard.

**By David M./Craig K. 2<sup>nd</sup>. Vote 3-1, David P. opposed**

Susan Dunham Shane asks Russell to forward the Board's motion to the Selectboard.

David P. commended Gretchen for her presentation that he said was very well done.

Scott A. asks what is the procedure now? Russell replies that

The Selectmen will set a date for a Public Hearing and a Special Town Meeting.

**NEW BUSINESS:** Northeast Civil Solutions addressed the Board regarding the proposed Site Development at 1411 Main Road, across from the Church, for a Dollar General Store. Their representative, Troy McDonald said that at this time this is the only site they have been told about to work with. He understands that it is not allowed currently since it is more than 3,000 square feet and in the Mixed Use Zone. Mr. McDonald said they had the same issue in Casco and they (Planners in Casco) were willing to look at changing the ordinance to allow the store there. It was the same exact process with the Planning Board, Select Board and Town Meeting Vote. It took 6-8 months in Casco

and they (the applicants) were willing to wait it out. The town happened to be in the process of reviewing the Ordinance at the time. It was about a year ago.

Charles Norburg said that they had first looked at the Tasker Homes property at 1020 Main Road. Someone pointed out that Eddington Auto, beyond Tradewinds, is up for sale. Gretchen suggested having a public information gathering meeting. They don't want to get into making little changes here and there. Craig expressed concern about a structure that large in the village. Gretchen is not opposed to having it somewhere in town. David P. agreed with Gretchen that they should look at it and see how the public weighs in. Susan does not see it happening in the near future and said they are not looking to have a Public Hearing until summer. Susan said that Chairwoman Brooks of the Select Board had suggested doing all changes at once at a previous meeting. They will explore the idea.

Susan asked what they want Mr. McDonald to take away from this meeting? She further said that the Planning Board has not been spoken of kindly. David P. said to plan an informational meeting a month from now. Charles N. said that he sees a terrible traffic problem with this location. Susan asked if the proposal has been sited properly? David M. asked why the Planning Board picked 3000 square feet maximum in Mixed Use and Susan said because it would be low impact. They also suggest pursuing the Brian Tasker lot for the fastest time line. Opening up discussion on the Mixed Use District is a bigger thing that will require public input.

Susan Dunham Shane asks Discussion of Commercial Development size in the Mixed Use District be placed as an item on the November 10<sup>th</sup> agenda.

**OTHER BUSINESS:** October 27, 2015 Workshop on Shoreland Zone updates. David P would have voted against having a workshop if he was at the last meeting. He thinks we should adopt the state suggestions and move on. Gretchen said there are things in there that are optional one way or the other and things that the state doesn't make suggestions on that they need to decide. She thinks they can get done at the next meeting.

**STAFF REPORTS:** Charles N has sent a letter today to Tradewinds informing them that their sign is in violation of the Zoning Ordinance and what sections are referenced and also is in violation of the state statute that you can't have a movable sign that changes more frequently than every twenty minutes and they have to change as quickly as feasible.

**PLANNING BOARD COMMENTS:**

**PUBLIC ACCESS:** Frank Arisimeek, 1346 Main Road, felt that the Public Hearing tonight was kind of railroaded. It would have been real helpful to have the map up during the Hearing that Gretchen provided after the hearing closed. He thinks it is misleading the public on the height of the land in Conservation, size of it, etc.

Hilma Adams is curious about how many employees the Dollar General would engage. She does not want to lose the business here in town.

David P responded that those types of answers and questions would come later along in an application process. We don't make things fit or not in parts of town based on the number of employees.

Joan Brooks, 369 Main Road, asked if she understood correctly when they said in talking about businesses and size of things, that they wouldn't really allow a truck transfer station in the town?

Susan Dunham Shane said no, she had not heard correctly, it is listed as a use in the Commercial

Zone.

Frank A. asked if his property (where Autoworks was) is still zoned Commercial and if it is grandfathered. Susan said she won't answer that right now and will look into it. Gretchen said they don't have everyone's properties zoning memorized.

Brad Goodwin, 19 Libby Lane, thanked the Planning Board for their efforts and everything they put up with. He heard a comment earlier about the popularity of the Planning Board and hopes they will not allow their perception of the popularity of the Board to have any effect on their decisions and votes in planning for the Town.

**ADJOURNMENT:** Motion to adjourn at 7:26 pm.

**By David P/David M. 2nd. All in favor**

Respectfully Submitted,

Denise M. Knowles