



# Town of Eddington

906 Main Road Eddington, Maine 04428

## PLANNING BOARD

January 14, 2020

6:00 pm

## MINUTES

**CALL TO ORDER:** Craig Knight called the meeting to order at 6:03 pm.

**ROLL CALL:** Members present were Craig Knight, Susan Dunham-Shane, Jeff Argleben, Heather Grass, James McLeod and Dean Bennett, CEO. David Peppard and Kristen Wilson have excused absences

**MINUTES:** Motion to accept the minutes of November 26, 2019 as presented with the noted changes, Remove 2<sup>nd</sup> "e" in Storage in 708, and after 708.4.2 add motion to accept the sections. (The motion is actually at the top of the page, before the new wording.).

**By Susan DS/Jeff A 2<sup>nd</sup>. Vote: 3-0**

Motion that we appoint James McLeod and Heather Grass as voting members tonight.

**By Susan DS/Jeff A 2<sup>nd</sup>. Vote 3-0**

## **NEW BUSINESS:**

**UNFINISHED BUSINESS:** The Board will continue their work on Zoning Ordinance Revisions. They will revisit 701.8 – Minimum Right of Way. Dean B recommends specifying the required right-of-way for public and private roads but not for driveways. A Public road right-of-way is 60' because it has particular standards that have to be met and the Town residents have the final say as to if a road shall become a Town Road. The Town has no obligation for private roads. The developer assumes all responsibility and liability of that roadway. Dean feels that the Town should consider a minimum right of way for private roads only from the perspective of public health, safety and welfare, which is what municipal government is responsible for. James M verified that the width of a fire truck is 10'. Susan DS feels that there should be at least a 20' right-of-way for driveways so that emergency vehicles can have safe passage in a long driveway, and this will not happen without some regulation. Dean B also explained that there is not a mechanism to enforce driveway width restrictions.

Motion to change the wording of 701.8 from "The minimum right-of-way for any driveway, common driveway or entrance shall be a minimum 60 feet." to "The minimum right-of-way for any town approved road or subdivision road (see Subdivision Ordinance) shall be 60 feet."

**By Heather G/Jeff A 2<sup>nd</sup>. Vote 4-1, Susan DS opposed**

Motion that we accept the proposed changes for the definition for Road (suggested by Dean B)

**By Heather G/Jeff A 2<sup>nd</sup>. Vote 5-0**

Old wording: Road: A highway; an open way or public passage; a strip of land appropriated and used for purposes of travel and communication between different places. A route or track consisting of a bed of exposed mineral soil, gravel, asphalt, or other surfacing material constructed for or created by the repeated passage of motorized vehicles, excluding a driveway as defined.

New Wording: Road: A highway; an open way of public or private passage; a strip of land appropriated and used for purposes of travel and between different places. A route or track consisting of a bed of exposed mineral soil, gravel, asphalt, or other surfacing material constructed for or created by the repeated passage of motorized vehicles.  
**By Heather G/Jeff A 2<sup>nd</sup>. Vote 5-0**

Dean sent the board members information on flag lots. He explained that rather than require a 60' right-of-way over someone else's property, the flag lot concept allows the rear parcel owner to have a reduced frontage requirement. This is an exception to the land use ordinance and requires a permit. Someone could not create a subdivision using a flag lot entrance. Dean B said that flag lot is not part of the revisions and is something for the future. It encourages higher density in growth areas for commercial lots. Dean would not recommend applying flag-lot's town wide. He would like the Board to think about flag lots as a way to regulate driveway size because it is a benefit.

In reference to driveway width, James M asked if there is any liability if an emergency vehicle tried to get up to a location and there was no right-of-way and it damaged something and Dean B said there was no liability, because they would be responding in the interest of providing services that were called for to render aid.

**AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING:** Susan suggested that Denise produce a new up-to-date redline version of the Zoning Ordinance showing all of the proposed changes for the Board members. Denise will email it to James M and let everyone know when it is ready so they can stop by to pick up a copy. Heather needs an Ordinance Book and James M is missing Section 9 from his book.

Dean B passed out a sketch plan application for a proposed subdivision on Comins Lane which will be on the agenda of the next meeting.

**DATE OF NEXT MEETING:** The next meeting will be January 28, 2020.

**PUBLIC ACCESS:**

**ADJOURNMENT:** Motion to adjourn at 7:17 pm.

**By Susan DS/Jeff A 2<sup>nd</sup>. Vote 5-0**

Respectfully Submitted,

Denise M. Knowles