



# Town of Eddington

906 Main Road Eddington, Maine 04428

**PLANNING BOARD**  
**November 14, 2017**  
**6:00 pm**  
**MINUTES**

**CALL TO ORDER:** Mark Perry called the meeting to order at 6:00 pm.

**ROLL CALL:** Members present were Mark Perry, David McCluskey, Craig Knight and Susan Dunham Shane. David Peppard has an excused absence. James White arrived at 6:04 pm. Deanna Doughty will be appointed to the Planning Board by the Select Board at their meeting next week.

**MINUTES:** Motion to accept the minutes of October 24, 2017 as presented.

**By Susan DS/Mark P 2<sup>nd</sup>. Vote 4-0**

**UNFINISHED BUSINESS:** The Board will continue their work on the Zoning Ordinance Revisions. Mark P does not have any changes to discuss.

Susan DS noticed that at the October 24, 2017 meeting, the Board had voted to amend the motion changing 305.7 to 305.1.1, but they had never actually voted on the amended motion. They will vote on that motion tonight: Motion to move motion as amended **By Mark P/Susan DS 2<sup>nd</sup>.**

Discussion: Motion: Section, 305.1.1 – No permit shall be issued to an applicant who owes Eddington real or personal property taxes that are more than one year overdue. No permit shall be issued for a use to take place on a property for which real or personal property taxes are more than one year overdue.

**Vote 4-0**

Susan DS asked if they should make a list for the Clerk, CEO and Board to follow. Mark P said yes they should and also that a notice should be added to the application regarding the taxes. They would like Russell S to make sure that the wording of 305.1.1 is added to the building permit. Jim W questioned what would happen if someone had to get a loan to add on to their home but the taxes hadn't been paid. Mark P said they would not get a permit. Jim W felt that this was counterproductive because the town would lose out on the additional revenue that would come from the improvement to the house. Mark P said they would have to pay their taxes in the loan process anyway. David M pointed out that no changes should be made to the application until they are approved.

Mark P asked Jim W to serve as a voting member tonight. Susan DS explained to Jim W that the Selectmen had requested that the Planning Board add the wording regarding no permit being issued if the taxes were overdue by more than a year.

**AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING:** Susan DS gave a review from the Planning Board Workshop that she attended (David P was unable to attend):

1. According to the instructor, if the Planning Board wants to do a site visit, but the land owner or applicant will not allow the public, then the Planning Board cannot go. She continued that under tort law, the town is not liable and the owner is not liable under unstated law. The site visit is considered a public meeting and Maine State Statue says the public has the right to attend.
2. Draft minutes do not have to be published before they are approved, but they do have to be available at the Town Office to be viewed and copied.

3. In regards to the procedures and majority vote of the Board, our ordinance says majority of those present, and if someone abstains they are not counted.
4. Finding and Fact should be done in the positive.
5. If the Board is reviewing an application and a regular Board member missed that meeting, the standard acceptance now is that they can review the minutes and recording of the meeting they missed and submit a written document that they are up to speed they can continue with the rest of the review. Mark P said he heard that at the training that he attended and he does not know where they are getting that information.

Susan will start writing up the proposed changes that the Board has decided on to have it ready for Denise when she has to prepare the proposed amended copy of the ordinance. Mark P asked that she use underlining and strikethroughs because he does not have a color printer.

Mark P said that if something comes up they will meet November 28<sup>th</sup>, but if not they will meet December 12, 2017. Susan will not be available for the December 12<sup>th</sup> meeting.

**DATE OF NEXT MEETING:** The next scheduled meeting will be on December 12, 2017.

**PUBLIC ACCESS:** Joan Brooks said that she has heard that a gentleman has been hired to rewrite the Comprehensive Plan and has already started getting paid. Mark P has seen an email about a part-payment being made, but he does not know anything about it. Russell S explained that at the last Selectmen meeting they hired a consultant to start work on the Comp Plan who has started putting the information together and presents the town with an invoice of his hours worked. They will probably start meeting the first of January.

**ADJOURNMENT:** Motion to adjourn at 6:20 pm.

**By Susan DS/Mark P 2<sup>nd</sup>. Vote 5-0**

Respectfully Submitted,

Denise M. Knowles,