



Town of Eddington

906 Main Road Eddington, Maine 04428

**PLANNING BOARD
FEBRUARY 26, 2019
6:00 pm
MINUTES**

CALL TO ORDER: David Peppard called the meeting to order at 6:03 pm.

ROLL CALL: Members present were Susan Dunham-Shane, David Peppard, Craig Knight, Deana Doughty and Dean Bennett, Code Enforcement Officer.

MINUTES: Motion to accept the minutes of August 28, 2018.

**By Craig K/ Deana D 2nd. Vote 3-0
Susan DS abstained because she was absent from that meeting.**

NEW BUSINESS: Dean B informed the Board that a realtor, Phil Cormier, approached him about the land that James and Lianna Hayden had for sale. It was discovered that there were changes to the previously approved subdivision that were never brought before the Planning Board as revisions as the Ordinance requires. Mr. Cormier contacted Scott Braley of Plymouth Engineering and he has addressed all of the issues in this process. Dean B continued that all of the changes to the subdivision are within the Ordinance rules, except for the fact that they were not recorded as revised when they were done. Scott Braley spoke to the Board regarding the sketch plan for the White Pines Estate Subdivision. He explained that there was a trailer park that was part of this subdivision and it was approved in 1991. Three conveyances took place without amendments to the subdivision plan.

1. The initial land sold on Rt. 178 for a 4 unit apartment building had not been enough. It needed 8 acres total to make it legal according to the Ordinance at that time. A one foot strip from this lot to a piece of land behind the apartment building was created to give them the 8 acres.
2. There was a conveyance of a lot to Suzanne Joy, daughter. It was a gift of two acres to an immediate family member.
3. The owners sold the White Pines Estate Mobile Home Park. The boundaries of what was sold does not exactly match the original plan of the mobile home park. When the plan was approved, the requirement was for 2-acre lots and thus a 6.86 acre lot was created to the back of the park as open space. When the park was sold, the density had gone from 2 acres to 1 acre so they did not need to sell the open space lot with the park. 11 acres were sold for the Mobile Home Park.

The owner now wants to sell the house lot, remaining land, a portion of the right of way and the open space. With the Board's guidance, Mr. Braley will go back to the land surveyor, Jeff Rice, and he will formalize the plan showing all of this land that Mrs. Hayden wants to sell as one parcel. Susan DS asked for clarification on the right-of-ways for all of the lots involved and Mr. Braley explained it on the map and will talk with the surveyor about this and it will be clarified on the formal submittal. Dean B explained that they wanted to present the information to the Board, answer their questions and get their ok to come back with the MYLAR for approval, skipping the preliminary phase.

The final lot being sold will be 51.6 acres. The right of way will be discontinued at the right turn to the Joy property. Susan DS asked what is the frontage for the 51.6 acre lot? Mr. Braley explained that it is understood that with the extinguishment of that easement, the 51.6 acres becomes a single lot

and would require approval from the Planning Board for Carriage Lane to extend or to subdivide. Susan DS and Dean B agree that this lot is all in Mixed Use. Susan DS explained to the possible new owners that the 51.6 acres will have less than 200 feet of frontage, so if they want to operate a business on the property, they will need 200 feet of frontage on Carriage Lane and if they plan to subdivide, they will have to develop a road system and follow the Subdivision Ordinance for road frontage. Or, Russell Smith said they could combine that lot with the house lot and it's got 100 feet of frontage. Dean B informed them that once this is approved they don't have any concerns and if they decide to subdivide, to give him a call and they will work through it.

Mr. Braley believes that Barker Builders owns Carriage Lane. Susan read from 409.2.1 that the 10% of open space cannot include a right-of-way. Mr. Braley will double check the math and with Jeff Rice, but the right of way should be about .6 acres, leaving 11 acres which is enough for open space.

Motion to deem the Sketch Plan Application presented by Plymouth Engineering on behalf of owner Lianna Hayden is deemed complete. **By Susan DS/Craig K 2nd. Vote 4-0**

Motion, based on materials and additional information provided, that the applicant may proceed to Final application without the need for Preliminary application submittal.

By Susan DS/Deana D 2nd. Vote 4-0

UNFINISHED BUSINESS: Denise Knowles explained to the Board that she has gone through their minutes and any items that were motioned and voted on to change, she has added them to or removed them from the Zoning Ordinance and she has given them each a copy of the pages from the Zoning Ordinance that contain the changes. There was also one change that was to the Subdivision Ordinance and she has given them a copy of that page with the change also. Susan DS explained that 902.1.1 contains the changes to the new Road Cut and Driveway Standards section that was discussed at the July 24, 2018 meeting, but needs to be reviewed and then motioned to add to the ordinance. The Board members should review the paperwork from Denise to verify each of the changes.

The Board would like Denise to email them the Shoreland Zone Ordinance showing the proposed changes so they can prepare this to be voted on at the same time. David P stressed the need to get all of the changes reviewed, and notifications sent out to have the Public Hearings so they can be voted on at the June Town Meeting. Denise K will also email the Board members the copies of the minutes on which she had highlighted items they discussed but did not motion to change and the items that they did motion to change. They can stop by the Town Office for a printed copy too.

AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING: The Board will meet March 12, 2019 to work on the Ordinances and then March 26, 2019 if the applicants from White Pines Estate have their paperwork ready. Dean B will reschedule the Comprehensive Plan meeting he had planned for March 12, 2019.

Susan DS reminded the Board that the Bylaws say that by the first meeting in January the Board should vote on a Chair and Vice Chair for the year.

Motion to nominate David Peppard as Chair **By Susan DS/Deana D 2nd. Vote 3-0**

Motion to nominate Deana Doughty as Vice-Chair **By David P/Susan DS 2nd. Vote 3-0**

DATE OF NEXT MEETING: The next scheduled meeting will be on Tuesday, March 12, 2019.

PUBLIC ACCESS: Mrs. Adams told David Peppard he was doing a good job.

ADJOURNMENT: Motion to adjourn at 7:06 pm. **By Craig K/David P 2nd. Vote 4-0**

Respectfully Submitted,

Denise M. Knowles