



# Town of Eddington

906 Main Road Eddington, Maine 04428

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

**CALL TO ORDER:** David Peppard called the meeting to order at 6:01 pm.

**ROLL CALL:** Members present were David Peppard, Craig Knight and Deana Doughty. Susan Dunham-Shane and Dean Bennett have excused absences.

**MINUTES:** Motion to accept the minutes of March 12, 2019 as presented.

**By Craig K/ Deana D 2<sup>nd</sup>. Vote 3-0**

**NEW BUSINESS:**

**UNFINISHED BUSINESS:** The Board will continue to work on the Zoning Ordinance. The following is a review of the changes Dean Bennett, CEO, recommended to Section 606, District Use Chart and the Boards decision for each.

Motion to make the following changes to the District Use Chart.

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

Activity	COM	MD	RR	RA	C
Auction Facility, Antique Sales	<del>P</del> C	<del>P</del> C	N	<del>P</del> C	N
Bed and Breakfast	<del>N</del> C	<del>P</del> C	<del>P</del> C	<del>P</del> C	N
Indoor Commercial Recreation/Amusement	<del>P</del> C	<del>P</del> C	<del>P</del> C	<del>N</del> C	N
<del>Kiosks</del>	<del>P</del>	<del>P</del>	<del>N</del>	<del>N</del>	<del>N</del>
<del>Portable sawmills</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>
Public Accommodations/Hotel/Motel	P	N	<del>N</del> P	N	N
Restaurant	P	P	<del>N</del> P	N	N
Veterinary Clinic	<del>P</del> C	<del>P</del> C	<del>P</del> C	<del>P</del> C	N
Day Care or Nursery School	<del>P</del> C	<del>P</del> C	<del>P</del> C	<del>P</del> C	N
Social and Fraternal Organizations	N	<del>P</del> C	<del>P</del> C	N	N
Boarding, Rooming or Lodging House	N	<del>P</del> C	N	N	N
Home Occupations	<del>P</del> C	<del>P</del> C	<del>P</del> C	<del>P</del> C	N
Multi-family Dwelling	N	<del>P</del> C	<del>P</del> C	N	N
Single Family Dwelling	<del>N</del> C	C	C	C	N
Two Family Dwelling	<del>N</del> C	C	C	C	N
<del>Horticulture/Silviculture</del>	<del>N</del>	<del>Y</del>	<del>Y</del>	<del>Y</del>	<del>Y</del>
<del>Passive Outdoor Recreation</del>	<del>Y</del>	<del>Y</del>	<del>Y</del>	<del>Y</del>	<del>Y</del>

The following items which Dean B suggested to change the "P" to "C", the Board decided to leave as "P": Commercial Greenhouse, Commercial Kennel, Commercial/Service Less than 3,000 square feet, Fuel storage/distribution, Self-storage, Storage/warehouse, Vehicle repair/service and Vehicle sales.

Dean B had suggested removing Cottage industry and Open Space Development, but the Board agreed to leave them in the chart. (Russell S said that Dean B had spoken to him about Open Space Development and recommended they ask him about it.) Dean B suggested changing Roadside Farm stands from all “Y” to all “C”, and the Board decided not to change them.

The Board would like Denise K to contact Dean B to clarify a couple suggested changes, Bed and Breakfast and Indoor Commercial Recreation/Amusement, the original “P” was crossed out and changed to a “C”, but the “C” was also crossed out in a couple places. They just want to make sure that this was just a typo and that the “C” is meant to be in the box.

The Board then went over Susan DS’s review sheet and discussed the following items:

Susan DS would like to see another definition between Cottage Industry and Commercial business. Susan DS suggested allowing Nursing Homes & Congregate Care in the Rural Residential Zone, but the Board will leave it as No.

The Board decided no change regarding adding “Garage” to “Accessory Structure” in the definition.

The Board will make no change for building permits under 100 square feet.

The Board said it was decided at the last meeting that there would be no Livestock regulations.

In regards to adding Section 108.2.4 to address the issue of the Selectmen recommending changes after their Public Hearing for amendments to an ordinance, the Board would like Russell S to forward this item to the Town Attorney and ask him to devise wording for the Ordinance so the Selectmen have to send the suggestions back to the Planning Board and that the Selectmen cannot make a change to the Ordinance.

In regards to the Selectmen’s request to add “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 the use to take place on a property for which real or personal property taxes are more than one year overdue.” Russell mentioned that Dean B was concerned about whether this was constitutional. The Board would like Russell S to ask the Town Attorney about this also. (If it is allowed, Susan DS suggests that somethings needs to be added to the building permit application.)

**AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING:**

**DATE OF NEXT MEETING:** The next meeting will be a Planning Board Workshop on April 11, 2019, to discuss the two items that they are requesting information on from the Attorney. Russell S will ask Dean B if he can attend that meeting or get a date for when he can attend one.

**PUBLIC ACCESS:** Hilma Adams said it was a very good meeting.

**ADJOURNMENT:** Motion to adjourn at 7:11 pm.

**By David P/Deana D 2<sup>nd</sup>. Vote 3-0**

Respectfully Submitted,

Denise M. Knowles