



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

May 22, 2018

6:00 pm

MINUTES

CALL TO ORDER: David McCluskey called the meeting to order at 6:00 pm.

ROLL CALL: Members present were Mark Perry, David McCluskey, Craig Knight, Deana Doughty and Dean Bennett, new Code Enforcement Officer. David P has an excused absence. Susan Dunham-Shane arrived at 6:08.

MINUTES: Motion to accept the minutes of April 10, 2018 as printed.

By Mark P/Craig K 2nd. Vote 4-0

NEW BUSINESS: Dean B introduced himself to the Board. He has sent them his background and comes to the job with a different skillset than they are accustomed to. He will function as the town planner and will work with the applicant to put together a complete application. He will prepare a memo detailing the requirements and criteria and if they have all been met or not. The Planning Board will not have to review the application for completeness. The end of the memo will contain his recommendation to consider approval or approval with suggested conditions. His goal is to get meetings to once a month.

Mark P asked if there will be new forms. The current application lists items that do not apply to all applications and some people believe that they all have to be addressed. Dean B will make a note in his memo to the board if a particular section is not relevant to the application. He plans to work on a fluid predictable process and shorten review periods. He has started redoing the applications. Dean B would like to get some of the P's changed to C's in the Use Chart, so that he can process the application and they will not have to go before the Planning Board. He has heard comments from residents that they do not want to have to go before the Planning Board and he hopes to change that. Dean B continued that there are other ways to do a Cottage Industry.

The Board would let him know of an area of concern in the Ordinance and he will rewrite it and bring it to the Board. He feels that the timing of the Comprehensive Plan work could not be better in consideration for the town to prepare for the I395 extension. He will work on minimizing nonconformity. They discussed the possible need to rethink the Commercial Zone on Rt. 9.

Mr. Bennett is the consultant for the Comprehensive Plan work. They will have their first meeting, next Tuesday, May 29, 2018 and will concentrate on land use. The main principal will be identify growth areas and rural areas. A lot has changed at the state level for requirements for Comprehensive Plans. David M asked how the Comp Plan will interact with the Ordinance revisions they have worked on. Dean B said the Comp Plan is the document saying this is where we want development and this is where we do not want development. He said they then create ordinances to follow the Comp Plan. The changes the Board is working on should have no effect on changes for the Comp Plan. Russell S said that Dean B may also be able to help with some of the zoning revisions also.

UNFINISHED BUSINESS: Susan reviewed the items she is working on for the revisions to the Zoning Ordinance and will have them for the June 26, 2018 meeting.

1. Wording for the drinking water section of the MEO that would not be as strict as the US Federal water rules.

2. Wordsmithing David P's street opening work. (She has found a Culvert Policy also)
3. Double checking for definitions not in the Zoning Ordinance and for others not needed.
4. Start to put the changes in chronological order to paste them into the Ordinance, redlining. (Mark P requested strike through and underlining because he does not have a color printer.) Dean B offered to help with adding the redlining.

AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING: Susan DS asked where they sit with the Shoreland Ordinance revisions. Everyone has a red-line edition. They have received the maps from Gretchen H and they will be made available to the man redoing them.

Susan DS informed everyone that there is a Memorial Day Pie Sale at Comins Hall this Friday, May 25, 2018 from 4:00 to 6:00 pm.

Russell S asked David M for a Planning Board report for the Town Report. He will email him some copies from previous years.

DATE OF NEXT MEETING: The next scheduled meeting will be on June 26, 2018.

PUBLIC ACCESS:

ADJOURNMENT: Motion to adjourn at 6:53 pm.

By Mark P/Susan DS 2nd. Vote 5-0

Respectfully Submitted,

Denise M. Knowles