



Town of Eddington

906 Main Road Eddington, Maine 04428

**PLANNING BOARD
May 9, 2017
6:00 pm
MINUTES**

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

ROLL CALL: Members present were David McCluskey, Craig Knight, Mark Perry, Susan Dunham-Shane and Alternate, Pam Chapman and Charles Norburg, CEO. David Peppard and Jim White have excused absence.

Mark P asked Pam C to act as a voting member tonight.

MINUTES: Motion to approve the minutes of March 28, 2017. **By David M/Susan DS 2nd. Vote 5-0**

Motion to approve the minutes of April 25, 2017. **By David M/Mark P 2nd. Vote 4-0.**
Susan DS abstained because she was not at this meeting.

Mark P reviewed the index of Robert's Rules and found no rule on the stating a reason of abstention. Susan DS thought it may be addressed in the MMA Manual.

UNFINISHED BUSINESS: Janet Hughes was present for an update on the Hughes Bros. Application. She has submitted the amendment to their application, including everything discussed at the last meeting and anything else that was missing. She also emailed copies of minutes showing items already reviewed as she had been requested to do. The information was dropped at the Office on Friday afternoon so the Board has not had time to review it.

Motion to table the matter until the next regular meeting. **By Mark P/Susan DS 2nd. Vote 4-0**
David M abstained

The Board will begin the review process at the next meeting. They will review the items in order of the Ordinance and according to the order sheet from their comparison of the Ordinances. Mark P hoped they would be able to list the Findings & Fact as they go through the review and then it will just need to be typed up. (Example: This item was approved on "date originally reviewed" based on the "date of the plan".)

NEW BUSINESS: The Board discussed the Zachary Corro, Cottage Industry Application for a Wedding & Reunions Outdoor Facility. Mr. Corro was not at the meeting. He had dropped off a copy of the application for the Office to make copies for the Board.

Motion to table this to the next regular meeting.

By Mark P/Craig K

Discussion:

Mark P pointed out:

1. The plan did not give a size for the structures. (Our Ordinance includes temporary tents as a structure.) The Ordinance has a 2000 square footage requirement and the applicant would need to show something within that square footage.

2. There is a requirement for screening, shrubs or small trees or saplings every 10 feet, which needs to be added to the picture.

David M commented:

3. The land is flat so the requirement for contours is unnecessary.
4. In regards to noise, the Ordinance does not allow anything above 45 decibels after 9:30 pm. Mr. Corro does not feel this will be a problem. Susan explained that the location is well buffered with woods all the way around with only one house close by and if he does not meet the noise requirements, he will have to make changes so that he will.
5. Mr. Corro's map shows the closest residence at 4000', but the google map shows a house 750' away.

Susan DS discussed:

6. Mr. Corro needs to specify on the permit application whether it is a Site Plan Review or Special Activity.
7. On page two of the application, the applicant has checked off the items and Charles N has not reviewed it with him. On this page, Mr. Corro changed the scale of the map from one inch will equal 100' to that it will equal 400'.
8. #3 on page 2, there is a scale problem and he needs to show the location of the catering tent, port-a-potties and nearest structures.
9. #6, He does not indicate access onto the field and how the equipment will get on the site or where the access is across the road for the parking.
10. #7, He did not indicate public walkways
11. #9, He needs to show existing natural drainage, current culverts and ditches. Contour lines are not needed.
12. #11, He does indicate where the brook is, but generally they want to see the DEP wetland overview map. Charles N said there is swamp on part of the land too.
13. #12, He has not indicated any outdoor lighting and what is on existing buildings.
14. #14, Needs to show landscape and screening improvements.
15. G, Construction schedule, the narrative does not give enough information on when the tents will go up, the schedule for catering, etc.
16. The traffic data narrative should include traffic on event days and setup and teardown days.
17. He needs to show financial and technical capability, including liability insurance.
18. Section 1002.2.4, structures cannot exceed 2000'
19. Section 1002.2.8, landscape along frontage, do they want to waive it for this site because it is so far off the road? There is a general waiver provision.
20. 402.6, There needs to be something about fire suppression in the narrative.

Mark P does not think that everything listed on the back of the application needs to be completed for a Cottage Industry. Susan DS and Charles N agreed that when the applicant takes out the application they should review it with Charles N for clarification of what items should or should not be completed, based on the type of permit being requested. Charles N said that was not done. Mark P does not feel Mr. Corro needs to submit information for financial and technical capability and a lot of other things and they only have to submit information pertaining to 1002, Cottage Industry.

The Board discussed the need for a Public Hearing. Susan DS felt there should be one because they were going to be outside and it is a courtesy to the abutters. Craig K feels that because they will only be operating 2 to 4 times a year, a Public Hearing is not necessary. The Board changed the wording in the Ordinance from "shall" to "may" to eliminate costly Public Hearings for applications in the middle of nowhere. At that time Joan Brooks and Charles Grover Jr of the Select Board were adamantly against it. The Planning Board will vote on it at the next meeting.

David M pointed out that the noise levels restrictions for a Cottage Industry are less than 50 decibels between 7:00 am and 9:30 pm and 40 decibels at all other times, measured at the property line. This is lower than the other Noise Standards of the Ordinance which are less than 60 decibels between 7:00 am to 9:30 pm and 45 decibels at other times.

Vote to Table: 5-0

Mr. Corro can get the list of items he needs to complete his application from the minutes of this meeting and he can talk to Charles N about it.

TO DO LIST On the Site Plan Application, Section G, make clear that the applicant should be guided by Section 403, Review Criteria and 804..., Standards.

Motion to table the Zoning Ordinance items to review for 4 weeks from now.

By David M/Susan DS 2nd. Vote 5-0

AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING:

DATE OF NEXT MEETING: The next meeting will be May 23, 2017. June 13, 2017 is voting day and they will decide at the next meeting when they will meet.

ADJOURNMENT: Motion to adjourn at 6:49 pm.

By Mark P/Pam C 2nd

Respectfully Submitted,

Denise M. Knowles,