



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

June 25, 2019

6:00 pm

MINUTES

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

ROLL CALL: Members present were David Peppard, Craig Knight, Susan Dunham-Shane and Dean Bennett, CEO.

MINUTES: Motion to accept the minutes of April 23, 2019 as presented.

**By Craig K/David P 2nd. Vote: Yes 2 - Abstained 1
Susan DS abstained because she did not attend that meeting.**

NEW BUSINESS: Motion to make Craig K the Vice-Chair. **By David P/Susan DS 2nd. Vote 3-0**

UNFINISHED BUSINESS: The Board will continue their work on the Zoning Ordinance revisions. Dean B had emailed the members an information sheet that contained items he would like to discuss.

1. Agriculture, Non-Livestock: Dean recommends dropping the reference to greenhouses, nurseries and commercial operations. The new definition would be: "Shall mean the cultivation of soil, producing or raising crops for personal consumption." Roadside farm stands are allowed throughout the town per Dean B.

They also decided to add "Agriculture, Non-Livestock, Commercial" Dean will write up a definition and bring it to the next meeting. Dean said there are state laws that cover many aspects of agriculture production. Dean B will bring commercial agriculture information to the next meeting also.

Move that we change definition of Agriculture – Non-livestock omitting all references to commercial uses and add a new definition of Agriculture-Non-livestock, Commercial requiring CEO review

By Susan DS/Craig K 2nd. Vote 3-0

2. Motion to remove the word "attached" from Dean's suggested wording for Section 703.

By Susan DS/Craig K 2nd. Vote 3-0

Dean said he also removed "including minimum lot size". His suggested new wording is "Owners of single family dwellings may add a single accessory housing unit regardless of the lot size and density requirements for the district in which the property is located, provided compliance with all of the following criteria:"

3. Dean B recommended that the Board adopt Bradley's Property Maintenance Standards or at a minimum the Health and Sanitation provisions. He continued that there are state statutes for Junk Yards, etc. He wants to pass the regulation and then start to address problem residences. He will be moving forward and not going back on prior offenses.

Motion to adopt Bradley Property Maintenance Standards (#26 in their Land Use Standards)

By David P/Craig K 2nd. Vote 3-0

The new section will read:

Property Maintenance Standards

All property, within the Town of Eddington and regulated by this Ordinance, whether occupied or unoccupied, shall meet or exceed the following standards:

a. **Outdoor Storage**

Materials of value shall be stored in a safe and sanitary manner, shall not be scattered about and shall not have openings or stacked in a manner which may provide harborage for vermin. Vermin includes, but is not restricted to: rodents, birds and insects that are destructive to real or personal property or injurious to health.

b. **Trees and Shrubs**

No tree, shrub or other vegetation shall block safe visions of sidewalk, drive or street. No dead trees, dead parts thereof, fallen trees, or fallen parts thereof that threaten adjacent structures of people or property in the public right of way shall be permitted to remain on any property.

c. **Health and Sanitation**

All exterior areas shall be sanitary and free of trash and garbage. Composting of vegetative materials is allowed provided that it does not create odors, health hazards or nuisances. Trash includes materials or items which are not in good repair or are discarded and which are of little or no value, including plaster, paper, wrappings, plant cuttings, household furnishings, used or salvaged building materials, packing or clothing, appliances, equipment, machinery or parts thereof, scrap metal, scrap lumber, masonry block, disassembled vehicle parts or dismantled portions of vehicles. Garbage includes any spoiled or discarded animal or vegetative material resulting from the handling, preparation, cooking or consumption of food for humans or animals as well as other organic waste material subject to rapid decomposition, including trash to which such material has adhered.

4. Dean B suggested that they add a section for buffering and aesthetics along Rt.9. He will take the language under Cottage Industry and add to it to describe the Rt. 9 corridor and bring the wording to the next meeting. Dean B will create a buffering, landscaping provision under the Performance Guarantees. He said they need language that will enable enforcement of the regulations.

Susan Dunham-Shane had a few items she would like the Board to discuss.

404.1.3 – She asked that everyone review the new wording, including Charles Gilbert’s comments on this section.

Susan DS suggested leaving open space in the ordinance and add “See Subdivision Ordinance. Dean B said Open Space Development is a form or Subdivision. It is the strategic placement of land for future use.

Susan DS questioned the removal of the minimum right of way for a driveway in Section 701.8 the need of frontage to create a second lot. Dean B said he felt that requiring a 60’ right of way to him is taking of land. He continued that 1 additional lot can be serviced by the same driveway in flag lots. Dean will develop language for Flag Lots.

At the April 23 meeting, they had motioned to remove all reference to private roads in Section 902.5.1. The Board explained that they had removed the regulating of private roads in the Road Construction Standards in Sections 904.1 and 904.2. Susan DS had concerns with the narrow driveways for flag lots if there were a house fire.

Susan DS referenced a resident that had come before the board regarding the possibility of an outdoor wedding venue with a tent, porta-potties, etc. and she feels it would fall under cottage industry, but Dean B had recommended removing Cottage Industry from the Ordinance. Dean B suggested possibly amending Home Occupation to address this. They will revisit this.

AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING:

DATE OF NEXT MEETING: The next meeting will be July 9, 2019 and it will be a Site Plan Review of the application they have received already. Dean B will get the Board his review of the application and will bring the language revisions for the Ordinance that they spoke of tonight.

PUBLIC ACCESS:

ADJOURNMENT: Motion to adjourn at 7:27 pm.

By David P/Craig K 2nd. Vote 3-0

Respectfully Submitted,

Denise M. Knowles