



# Town of Eddington

906 Main Road Eddington, Maine 04428

## PLANNING BOARD

July 11, 2017

6:00 pm

### MINUTES

**CALL TO ORDER:** Mark Perry called the meeting to order at 6:02 pm.

**ROLL CALL:** Members present were Mark Perry, Susan Dunham-Shane, David Peppard, David McCluskey, Craig Knight and Charles Norburg, CEO. James White, Alternate has an excused absence.

**MINUTES:** Motion that we accept the minutes of June 27, 2017 after adding the following changes: 2002.2.2.3 changes “at” to “add” and after the first paragraph on page 4, add “At the suggestion of Pam C, the Board reviewed the submissions from that evening and continued to vote on these items.”

**By Mark P/Susan 2<sup>nd</sup>. Vote: Yes 4-Abstained 1 (David M)**

The Board will table the minutes of the June 29, 2017 meeting because a couple of the Board members have not been able to print and review the minutes yet.

**UNFINISHED BUSINESS:** The Board will review the revisions to the Zoning Ordinance that have been mentioned in previous meetings and copied into documents by Denise. Section 108 of the Zoning Ordinance explains the procedure for Amendments to the Ordinance. Susan DS said that in the past the Planning Board has had a Public Hearing and decide if they want to make any changes based on their Public Hearing before they submit them to the Selectmen and they will have another Public Hearing. In the past they were told that after the Selectmen Public Hearing no changes were allowed and it would then go to vote.

Mark P said that after they have reviewed the paperwork and decided on the proposed changes, they will decide if they want the Planning Board to have the first Public Hearing. The following changes were discussed:

1. **203.2** The Planning Board shall consist of 5 primary members and 2 alternate members. An alternate member shall become a voting member when so designated by the Chairperson.

Motion to delete “An alternate member shall become a voting member when so designated by the Chairperson” and add “When fewer than 5 primary members attend, the alternate members become voting members as vacancies permit in order of seniority.”

**By Mark P/Craig K 2<sup>nd</sup>.**

Discussion: Charles N said that in Levant the Chair specified which alternate was voting for which regular member in case one of the regular members showed up during the meeting. **Vote 5-0**

Mark P suggest that they assign portions of these to different members to work on the wording of motions. He has reviewed the MEO Addendum and will provide motions for changes in that section.

2. Complete application – Mark P said this is addressed in the first finding of the review process. David M questioned when the 90-day review time period begin if there is missing information. Mark P will work on the wording for this.
3. Page 1, Mark P will do the wording of the covenant and notice of reclamation requirement
4. Page 2, David P will look into Livestock
5. Page 3, Residences in a Commercial Zone – Mark P explained that when someone proposes a commercial use, if there are residences in that zone those people have reason to object. If over

time you say no new residences in that zone, theoretically businesses will eventually buy up the houses and it will become a commercial zone. If any of the Board members want to research this and make a motion proposal for a variance they can and if not it will stay as it is.

6. Page 4, 402, Mark P said there are no absolutes and will work on this in regards to adverse effects on various items.
7. Page 5, E911 Addressing Ordinance. Charles N said the E911 Ordinance says that if there are two or more residences on a driveway, it has to have a Road Name. Susan explained that the Fire Department requested that they clarify this because it could cause confusion if a call is made referencing the private drive as a road. Mark P said this is up to the Selectmen to propose any change. Craig K asked Charles N if other towns enforce this and Charles N did not know of any that did.
8. Page 5, Code enforcement offices can issue a permit for handicap accessibility even if it does not meet the codes for setback. David M will work on this.
9. Page 6, Wind Ordinance changes. Susan DS will research this.
10. Page 6, Frontage on a road or right-of-way. David Pooler had mentioned some issues. Susan DS will work on this. Charles N mention a right-of-way issue he is dealing with on Terriwood Lane.
11. Page 6, Fireworks Ordinance is a Selectmen issue.
12. Page 6, July 11, 2013, Wind Ordinance, Sign Lighting, water hook-ups and Street Opening. Susan DS will compare these items to the ordinance to see if they have been done yet.

Craig K was excused at 7:05 pm.

13. Pages 6 and 7, June 25, 2013 – Add Activities Accessory to Allowed Uses and the Code Enforcement Officer handle it in all zones. Charles N will get the wording from Bradley and email it to the Board. David M questioned what would happen if they wanted to add accessory structure and use it as a factory to produce larger quantities of the item.
14. Page 7, May 30, 2013, Susan DS will review this page to see if the changes have been made.
15. Mark P asked Charles N if the Hughes Permit has been issued yet. Charles N said the form they were looking for was never done, so he is working backwards to get all the paperwork completed. He will get their permit issued. Russell S verified that the Board Members have signed the Findings of Fact for the application.
16. Page 10, October 11, 2012 - Fee Schedule. Susan DS explained that this has already been done.
17. Page 6, July 11, 2013 – Frank Higgins wrote a proposed street opening ordinance and they will work on finding it.
18. Charles N mentioned that there is an Application Fee (for the CEO or Board to review the application), but no Permit Fee for Land use. He makes out the permit and is expected to oversee the work at the site, but there is no fee. Mark P will ask Craig K to look into this.
19. Page 10, David P will work on road opening and road cut. Susan will get Frank Higgins information to David P. Charles N said there is a fee for culverts and entrances on town roads of \$25.00.
20. Mark P told the Board members if they have any other items they think need to be fixed they should suggest them now.

**NEW BUSINESS:**

**AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING:**

**DATE OF NEXT MEETING:** The next scheduled meeting will be on July 25, 2017. David P will not be here for the next meeting.

**ADJOURNMENT:** Motion to adjourn at 7:37 pm.

**By Mark P/David M 2<sup>nd</sup>. Vote 5-0**

Respectfully Submitted, Denise M. Knowles,