



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

July 28, 2020

6:00 pm

MINUTES

CALL TO ORDER: David Peppard called the meeting to order at 6:02 pm.

ROLL CALL: Members present were Susan Dunham-Shane, David Peppard, Craig Knight, Jeff Argleben, James McLeod, Heather Grass and Dean Bennett, CEO. Kristen Wilson had to leave because everyone was not wearing a mask.

Move that James McLeod be a voting member for tonight's meeting.

By Susan DS/J Argleben 2nd. Vote 4-1

MINUTES: Motion to accept the minutes of March 10, 2020 as written.

By Susan DS/Craig K 2nd. Vote 5-0

NEW BUSINESS: The Board had members received the application for Al Belanger's proposed Meadow Brook Estates Subdivision and will review the Preliminary Plan application tonight. Fred Marshall of Plymouth Engineering Inc. is here with Mr. Belanger.

Mr. Marshall explained the maps to everyone showing the entire acreage, the location of the first 13 lots of this plan and that they have added well locations. The proposed lots have 200 plus feet of frontage, are on 2+ acres of land, soil test pits are shown and the 100' setback for wells have been added to the map. The proposed new road, Katahdin Way, comes to a "T" and allows for a future easement at the end of Comins Lane. The proposed road is a 1% grade to 4.75% grade, which is about like our parking lot. For storm water they plan to do forested buffers where the water will flow off the road and into the current vegetation. Each deed will have wording for 25' to 50' of vegetation at the back side of each lot.

David P will now read down through the Preliminary Plan Submission review of 305.3.1 from the Subdivision Ordinance that Dean B has provided. Susan DS questioned right and title in regards to Lot 5 and Al Belanger explained that it is still part of the Comins Lane Subdivision. Susan DS said it shows that he will be part of the Comins Lane Homeowners Association and asked if lots 7 – 14 will be part of either of the associations and Al said they would probably be in both. This information needs to be added to the narrative and on the deed plats.

Susan DS asked if the final plan will contain the well locations. Fred explained that the test pits are on the map and it has been updated with 100' setback for the wells. The exact location of the wells will depend on the house location and the well driller. Susan DS continued that S. Howell's report showed a couple locations with minimum drainage requirement. Al Belanger said that those lots have a gradual slope and the septic's are already designed to be above ground.

Susan DS questioned the frontage of Lot 13 only being 193.45' and was told they would include 40' from the "T" in the road. Similarly, Lot 8 will include the circumference of the circle. The developer, Stan Plisga, started the lot numbers at 6 to avoid confusion with existing lots.

The Board will now go through the Subdivision Review Criteria, Section 201, and Dean Bennett's response for each. A copy of the review and responses will be attached to the minutes.

201.2 Susan DS informed the audience that they planned to relay the water from 2 fire hydrants within 1/2 mile of the fire station. It is rated ISO Class 4.

201.3 James McLeod pointed out a discrepancy in the water usage of 201.3 at 270 and 201.12 at 350. Fred Marshall said it is from the Maine Waste Water Design Manual and they will fix it. Susan DS asked who determined that it showed enough water on the maps. F. Marshall explained it was a program Maine Geological Survey has and it is also based on experience. There was no test well or hydrologist. A Belanger is not worried about there not being a test well and F. Marshall has never done a subdivision test well.

201.5 Susan DS asked if they have to calculate additional plus existing traffic in the subdivision. F Marshall said they only have to consider what will be generated by the new subdivision, because they are not directly accessing a state road so they do not have to include existing traffic.

201.7 Susan DS questioned 12 pounds of trash per day per the 13 lots times 7 days a week will be over 1000 pounds of trash a week. F. Marshall said it is based on the national average. Susan asked if the Town would be servicing the subdivision. A. Belanger said that is what he would like to know. He is waiting for a commitment from the Town before he puts \$100,000.00+ into Comins Lane. Susan asked any residents in the audience if their trash was picked up at the end of their driveway and was told that it is not picked up there during any bad weather. The resident also pointed out that the new tax base would more than cover the cost to pick up the trash and that they plow their own road.

201.10 Susan DS asked the other Board members if they feel the letter from Machias Savings Bank regarding financial capacity is adequate and they said yes. Susan explained that it is the duty of the Board to make sure there is adequate technical capability and it needs to be included in the final submission. (The financial letter was received after Dean's comment)

201.17 Susan DS mentioned an earlier conversation regarding storm water management and F. Marshall will elaborate more on it and it will also go on the subdivision plan.

Dean Bennett's summary stated that wells are mislabeled as test pits on submitted documents. Actual well locations, although indicated as required, would be proximities as the exact location would depend upon the location of the septic field. Additional information or detail beyond "natural buffers" would be beneficial to helping the Planning Board make an affirmative conclusion.

Susan clarified that the right of way at the circle will remain a right of way, no road. Al Belanger hopes the Town will step up to give him a pre-approval of it becoming a Town Road. When I395 comes through, it will be a traffic hazard for school busses to stop on Route 9 to pick up students at the bottom of Comins Lane.

David P. opened the Public Hearing for comments from the audience on this subdivision plan. There were no comments.

Motion that we accept the Subdivision Preliminary Plan Application for Meadow Brook Estates to be complete.
By Susan DS/Craig K 2nd. Vote 5-0

Motion that the Planning Board finds the Preliminary Application for Meadow Brook Estates meets the required criteria with the following information to be provided and added to the final plan:

1. The Final Subdivision Plan will show the 100' setback for wells from current septic test pits.
2. Section 201.10 – Add description of technical capabilities.
3. Final Plan to show natural buffers for storm water control in their approximate locations and that by deed these must be maintained for a distance of 25'-50' per each lot.
4. Correct inconsistency of water usage as stated in 201.3 and 201.12.

By Susan DS/Craig K 2nd.

David P does not think they can require well locations on the application. Dean B said the Ordinance requires that evidence be submitted that there is adequate sewage capacity on each lot and that is represented by test pits showing that there are acceptable means of waste disposal options. It

also requires to show that there is adequate water and well sites on the plan. State law is that the well has to be 100' away from the septic field. Susan DS does not want the well sites on the plan.

Vote 5-0

UNFINISHED BUSINESS: Dean B anticipates them getting together in two weeks to finalize the changes to the Ordinance.

James McLeod suggested that they put the option out for people to participate in the meeting from their home. Anyone being disruptive could be removed from the meeting. Fred M. said that he recommends having someone with technical knowledge run the meeting.

Susan DS expressed concern with the first house on the right past the Davis Road. It had equipment and now a big garage. Per Dean B he has a big file on it and he is compliant.

Craig K said he thinks they should discuss how long a structure can be wrapped in tybach. Dean said that it may be something to look at when working on the ordinance changes. He said we cannot make people finish building something without rules to back it up.

Susan DS stated that the small house at the corner of Rt. 46 and Rt. 9 is near a perennial stream that has a resource protection set back. Dean B said it is an enforcement issue that he is working on.

Denise K mentioned to the Board that Jeff A had asked about the MMA Planning Board/Board of Appeals Class. She continued that Dean B has said he is willing to do a class with any members of the Board on any issues and questions they have.

AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING:

DATE OF NEXT MEETING:

PUBLIC ACCESS: Susan DS asked Brad Goodwin, resident in the audience, if he had anything he wanted to discuss during public access. He said that he agreed with Dean B's suggestion on having a Subdivision workshop because it would remind everyone that when a subdivision is approved, the applicant doesn't go with it and that is the reason it is important to cross the T's and dot the I's because down the road it may not be someone as likeable as Mr. Belanger.

ADJOURNMENT: Motion to adjourn at 7:40 pm.

By Craig K/Jeff A 2nd. Vote 5-0

Respectfully Submitted,

Denise M. Knowles