



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

April 29, 2010

6:30 p.m.

MINUTES

CALL TO ORDER: Meeting was called to order at 6:30 pm.

ROLL CALL: Members present were Tom Vanchieri, Henry Hodges, Susan Dunham-Shane, Gretchen Heldmann, Frank Higgins and Russell Smith, Town Manager. Charles Norburg and Jeff Thurlow have excused absence.

PUBLIC HEARING **ZONING AND SUBDIVISION ORDINANCES**

Tom Vanchieri opened the Public hearing at 6:30 pm. In his opening statement he explained that the Comprehensive Plan had been approved in 2004. The town applied for and received a Grant, which enabled them to hire Renaissance Planning, Bill Najpauer and Sara Flaks, to help the Board in this process. The Draft of Zoning Ordinance and Subdivision Ordinance are being presented to the residents tonight.

Susan Dunham-Shane explained Chapters 1 through 5 and Chapter 7 in the layout of the Zoning Ordinance. Gretchen Heldmann discussed Chapter 6, Zoning Districts along with the map she had prepared. Frank Higgins explained Chapters 8 through 11 of the Zoning Ordinance. Henry Hodges discussed the Subdivision Ordinance.

The meeting was then opened to the Public and the following items were discussed in the Zoning Ordinance:

503.3.3 – Replace “septic system” with “on-site subsurface waste water disposal system”

A resident questioned the flexibility of the mother-in-law apartment and was told it was addressed in the revision in Section 703.

703.1.4 – Add this section stating “the septic system must be adequate to accept additional living space.

902.6.7 – add “be” after “shall”

904 – remove “in” in line four

1005.8.1 – correct spelling of “election”

1006.2 – change “form” to “from”

1008.4.2 – The statement “Any part of all of the common space proposed to be dedicated for acceptance by the Town” was questioned and clarified that the Town does not have to accept it.

Page 59, Wetland, #3 – remove one “non-soil”

Russell told the Board that Rodney Buswell, Sr. had called him and asked that he inform the Board that his land on Rt. 46 is currently in Rural A and he would like it in the Mixed Use District.

A resident questioned the 200' frontage in the Rural A District. He suggested increasing it to 300' or 400' or go with the same acreage requirements as Rural Residential. The Board will discuss this further at there next meeting.

It was questioned whether the section from Peavey Mill to the bottom of Meadowbrook Hill could be put back to the Commercial Zone. The Board explained that existing businesses in this area will be allowed to operate. If they cease to operate for a certain period of time, a new business cannot operate there.

Our Mixed Use District at the Clifton line matches well with the Clifton Commercial Zone. The formatting will be worked on throughout the ordinance.

The following items were discussed in the Subdivision Ordinance:

201.11 – Change “ads” to “as” after “pond or river”

201.12 – Change “affects” to “affect”

304.2.5 – Remove this section

305.3.1 (16) – Change “by the Town of Eddington” to “on the Beginning with Habitat Maps prepared by Inland Fisheries and Wildlife for the Town of Eddington.”

405.1 – Change “identified by the Town of Eddington” to “identified by the state of Maine”

There will be another Public Hearing May 4, 2010 at 6:30 at the Town Office. They Board will have a workshop with Renaissance Planning on May 5, 2010.

Public hearing closed at 7:33 pm.

ADJOURNMENT:

Respectfully Submitted,

Denise M. Knowles