



# Town of Eddington

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906 Main Road Eddington, Maine 04428

**PLANNING BOARD MEETING  
THURSDAY  
JULY 25<sup>th</sup>, 2013  
6:30 P.M.**

**CALL TO ORDER:** Called to order 6:30pm.

**PUBLIC HEARING**

Scott Footman Zone Change to Commercial from Rural Residential, Map 23 Lot 13

Scott Footman wasn't in attendance. Robbie Maquillan stated he was interested in the property but didn't have a lot of detail about what exactly he was going to do. He was open to suggestions. Whatever he proposed would have to come to PB.

Question from resident: If changed to Commercial, do the adjacent owners have a say on what goes in there? Answer from PB: whatever is allowed under Zoning Ordinance in Commercial District would be allowed. Susan read a list of what she felt would be impactful to adjacent properties, not a full list of what was allowed.

Question from resident: What are setbacks? Answer from PB: read setback distances.

Comment from resident: Bought property a year ago with expectation that it would be a residential neighborhood, especially given the subdivision that was approved. Resident is a small businessmen and has business in an industrial park. Neighbors have an expectation of it remaining residential. Depending on what business put in there, it would have impact on value of home.

Robbie: part of what Scott was dealing with was continuing on with that residential subdivision due to economy etc.

No further comments, Tom Vanchieri declares the hearing closed and we will proceed to the meeting.

**ROLL CALL:** All present except Henry who has an excused absence. Motion FH to make MS voting member. SADS 2<sup>nd</sup>. All in favor.

**MINUTES:** Minutes of June 27<sup>th</sup> & July 11<sup>th</sup>, 2013.

June 27<sup>th</sup>:

Under New Biz end of 1<sup>st</sup> paragraph, "they will have to do a pre-blast survey for everything within half mile of site and submit to DEP" Need to insert "and they will be using a hoe-ram (excavator with jackhammer)" after word "blasting"

2<sup>nd</sup> paragraph starts “Robbie Maquillan wants to bring temp structure onto lot”

3<sup>rd</sup> sentence “he has auto repair biz in mixed use zone, he is taking down LEAN-to building” (check spelling”

Staff Reports – Chuck McKay sign “Eddington Store sign is also larger than allowed but IT is grandfathered” (change “they” to “it”)

Next meeting July 11<sup>th</sup> (not June 11<sup>th</sup>)

SADS motion accept with changes noted, FH 2<sup>nd</sup>, all in favor.

July 11<sup>th</sup> minutes:

Pg 2, paragraph starts, “Robert Maq”... “came before board b/c he would like to construct” change “Construct” to “place a pre-fab storage shed”

SADS motion to accept July 11<sup>th</sup> as written with noted changes, MS 2<sup>nd</sup>, all in favor.

**UNFINISHED BUSINESS: Footman Zone Change: Motion to send to Selectmen**

SADS – pulled original wetlands and contour delineation map, has questions on how to deal with this? Commentary editorial on subdivision and placing test pits etc with stream going through property. How does RMQ plan to handle this? He was not aware of this wetlands map or DEP wetlands comments. SADS read from old plan application details about wetlands delineation and soil survey details.

GH – come up to 30,000 ft view and not forget Comp Plan and vision of future of town 10-15yrs. A lot of work and research went in developing CP and Zoning Ordinance to match vision. So there has to be a good reason to negate all that work.

FH – there is developable property there, so we need to determine whether we think it is appropriate, based on CP, whether we think it should be rezoned. This does mean that anything that is allowed in Commercial Zone could be allowed. Ten years from now, someone different might own it and want to do something different. Who’s doing what and plan is irrelevant. We have to determine if appropriate.

TV – it’s taken as long as he’s been on this board to develop this plan/vision and while he understands people wanting to do what they want with their land, it might be more reasonable to consider a change to Mixed District instead of Commercial since MD allows residential and lighter use such as cottage industry.

FH – there are times where it is appropriate to rezone, such as if existing Commercial is built out and no space remains, but we are not there yet.

SADS – we all agree we need to bring business to town, but there are a lot of wetlands on the parcel so it just might not be the best spot. Also, there are an awful lot of uses allowed in Rural Residential that could make use of this property such as self-storage, etc.

FH motion that we send a letter to BOS that we have reviewed this request and we recommend it ought not to be placed on warrant for a vote. MS 2<sup>nd</sup>. All in favor.

Susan will draft a letter to the Selectmen and send a copy to the Town Manager.

Frank Arisimeek: Quarry on Fox's Hill

On site plan, was drawn by DJM, who is DJM? Someone at Gilbert Surveying.

SADS – no copy of permit by rule notification?

FA - It is not needed until develop over an acre.

SADS – best practices plan?

FA – not unless over an acre.

SADS – are you doing blasting? Don't you have to have permit by rule notification regardless if doing blasting? Even if under an acre? DOT truck entrance permit?

FA – don't have the DOT truck entrance permit. Have been hauling out of there before.

SADS – understand, but last meeting, Chip from Sargent mentioned it, so was looking for it in packet. Not specifically asked for in our ordinance, but it is in Performance Standards for Quarries.

FH – we don't issue or enforce permit by rule, DOT truck entrance, or Performance Standards. So I don't think we can't do our site review and say it's incomplete.

7:13 MS left, excused. FH motion make CS voting member, SADS 2<sup>nd</sup>, all in favor.

Question on notifying all abutters on gravel road? They are listed on real estate listings.

SADS motion find application complete, FH 2<sup>nd</sup>, all in favor. Public hearing will be two weeks from today.

Robbie Maquillan: Accessory Structure at Autoworks

SADS – pulled original map from 2011.

SADS motion to waive requirement for public hearing, GH 2<sup>nd</sup> (for discussion). Discussion: SADS – we found an issue in our ordinance that we need to review Accessory Structures in our Ordinance because was only pertaining to Res and not Comm. All opposed.

FH motion that the Board finds that this application meets review criteria in 402.1-402.13 and that the project should be approved. SADS 2<sup>nd</sup>. 4 in favor, GH abstains. Motion passes.

**NEW BUSINESS:** Atlantic Salmon Federation, Andy Goode, Davis Pond Dam

Andy Goode here to discuss project, talked about fish passage and restoring alewife runs, have already installed fishways at Leonard's Mills. Discussed current status (deteriorating, failing, unsafe) and configuration of existing dam. Will put in new water control gate, signage, safety railings, and stainless steel fishway. Discussed all the permits and review they've already gone through with various state and federal agencies – all permitting in place. A septic system was built under the ROW so that is complicated, since the ROW is for driving/access. The ROW was never set, it was just deeded as 60ft wide and could be moved. Landowner has older garage he would like to get rid of, new ROW go where garage is so not driving on septic. ROW is 12-14ft. Tear down 32x16 garage, put up smaller garage not any closer to stream or road, just moved to one side. Garage will be the same as what RMQ has, brought in on skids and plopped on gravel.

GH – where is map that displays existing garage, with relocation of current garage, 250ft SZ line, and normal high water mark?

AG – don't have per se, can easily have Kleinschmidt put onto sheet 2 of the plans set.

GH – that would be perfect.

FH – who is contractor?

AG – Callahan out of Skowhegan

GH – are they DEP certified to work in Shoreland Zone?

AG – not sure, but would imagine so, will check

GH – that is a new requirement as of Jan 1 this year so would assume so given details of plans and sedimentation and erosion control details

FH motion the Board specifically finds that this application meets requirements of 16D items 1-9 of Shoreland Zone ordinance and should be approved, SADS 2<sup>nd</sup>. GH friendly amendment – contingent on submission of modified sheet 2 to CEO to show and verify location of current and relocated garage. FH accepts amendment. All in favor.

**OTHER BUSINESS:** Planning Board Bylaws – tabled  
Rights Based Ordinance – tabled  
Mike Shepherd: Definitions – tabled  
Review: Water Hook Up and Street Opening – tabled  
Susan: Wind Ordinance Changes – tabled

**STAFF REPORTS:**

**PLANNING BOARD COMMENTS:**

**PUBLIC ACCESS:**

**ADJOURNMENT:** SADS motion adjourn, GH 2<sup>nd</sup>.

**If unable to attend please call the Town Office by noon.**