



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

November 30, 2010

6:30 p.m.

MINUTES

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

ROLL CALL: Members present were Tom Vanchieri, Henry Hodges, Frank Higgins, Gretchen Heldmann, Susan Dunham Shane, Charles Norburg, CEO and Russell Smith, Town Manager. Jeff Thurlow had an excused absence. Motion to make Frank a voting member of the Board for tonight's meeting by Gretchen Heldmann, Susan Dunham-Shane 2nd. All in favor.

MINUTES: Motion to accept the minutes for the November 9, 2010 meeting with the revisions from Gretchen by Frank Higgins, Henry Hodges 2nd. All in favor.

NEW BUSINESS: Russell has received the information from Gilbert & Greif, P.A. regarding their review of the Windmill Ordinance. He had sent a copy to the Board members and they are going to review his comments. The following is their discussion and changes they want to make to the Ordinance.

1. Definitions, "Occupied Building", add the items from the lawyer's letter and the list from the last sentence of Sensitive Receptors to both the Large and Small Scale Ordinances definitions building and remove the list from Sensitive Receptors. It will read: Occupied Building or Structure means a building that is a residence, school, hospital, house of worship, public library, hotel, motel, B & B, nursing home, seasonal residence, daycare centers, elder care facilities, places of seated assemblage, nonagricultural businesses or other building that is occupied or in use as a primary residence or is customarily frequented by the public at the time when the permit application is submitted.
2. The Board then discussed how the definition should be worded regarding the submitted permit. They would like Russell to contact the attorney about this so that it is cross-referenced with the Zoning Ordinance so they are both the same.
3. Definitions, "Sensitive Receptor", remove camp grounds and the last sentence.
4. The attorney questioned the availability of Acoustical Consultants for a project and the Board decided to leave their wording as it is.
5. The Board would like Russell to clarify with the lawyer whether the Planning Board has authority to issue the Operational Licenses, or if it has to be done by the Selectmen.
6. Section 104.3, page 5, remove: "as soon as reasonable and feasible, given" and add "within 90 days, considering". At the end add, "The Planning Board may extend the review process an additional 90 days. If no decision has been reached by the Planning Board within 180 days, the application as submitted is deemed approved."
7. Section 104.4, page 5, after Section 114, add "and any Public hearings as described in the Zoning Ordinance Section 401.2 have been completed" then the Planning Board
8. Page 6, correct numbering, there are two 104.6.2.

9. Section 104.6.2, The Board discussed and decided to leave it as written.
10. Section 104.6.6, The Board discussed and decided to leave it as written
11. 104.6.9, page 6, The Board would like this to show property lines and also the one mile line from each WT. Gretchen will reword this section.
12. Section 105.1.2 and 105.1.3, pages 8 and 9, remove "if these limits are exceeded after the WEF has been built, then the WEF will be in violation of this Ordinance." and change";" after denied to a "."
13. Section 105.1.2.1.2, page 8, reference page 34
14. Section 105.2.1.3, page 10, add ", except access roads to the WEF."
15. Section 105.2.1.4, page 10, add ", excluding components of the WEF."
16. Section 105.2.2, page 10, remove "minor" in two places and in 105.2.3 once.

UNFINISHED BUSINESS: The Board will meet Thursday, December 9, 2010 will Bill Najpauer and Charles Gilbert to go over the Attorney's remarks regarding the new Zoning Ordinance.

They will meet, Tuesday, December 7, 2010, to finish reviewing the attorney's notes on the WEF. Russell should pose the questions back to him that the Board discussed.

Susan contacted Charles Wallace and Robert Rand regarding speaking together at a meeting in town about audio concerns with WEF's. They both are interested in speaking. Mr. Wallace is available the 13th and would cost about \$1595.00. Mr. Rand would be about \$500.00 plus travel without his speakers and power point presentation, and \$610.00 with them. Russell will check accounts for money to pay for this. It was suggested that the Town could offer both men a stipend and other interested parties to help to pay for the speakers.

PUBLIC ACCESS: Travis Bullard questioned whether the town has digital maps available. Gretchen explained that she can contact Art, worked on maps for Zoning Ordinance, and get updated digital parcel layer maps that will be put on the website when we get the updates.

ADJOURNMENT: Motion to adjourn at 8:40 pm by Henry Hodges, Frank Higgins 2nd. All in favor.

Respectfully Submitted,

Denise M. Knowles