

# TOWN OF EDDINGTON, MAINE

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## PLANNING BOARD

November 13, 2014

5:30 pm

## MINUTES

**CALL TO ORDER:** Tom Vanchieri called the meeting to order at 5:31 pm.

**ROLL CALL:** Members present were Tom Vanchieri, Craig Knight, Henry Hodges, Gretchen Heldmann and David McCluskey. Charles Norburg and Susan Dunham-Shane have excused absences. Craig needs to leave at 7:00 pm.

### **MINUTES:**

### **UNFINISHED:**

**NEW BUSINESS:** Russell informed the Board that Frank Higgins has resigned from the Board effective immediately.

**OTHER BUSINESS:** The Board continued their work on the Quarry and Mineral Extraction Ordinance. The following items were discussed:

1. Each of the Board members received a copy of the letter from Charles Gilbert regarding David McCluskey being an alternate on the Board. Tom and Henry don't see a problem as he is a second alternate and will not vote on the application. Denise told them that Russell tried to contact Mr. Gilbert today but he was out of town, Russell will try to reach him tomorrow regarding the legal issue
2. Gretchen provided a copy of the updated Bucksport setbacks to the Board. The Board needs to review them. Copies were also given to the audience. The following changes were discussed:
  - a. Remove 5.1 and 5.2 from page 1.
  - b. 5.3. The Board wants to try to figure out where this might apply. Currently the Ordinance is not allowing abutters to change the buffer, Article V, Section 2.7, 3<sup>rd</sup> sentence in Hancock page 15.
  - c. Remove 5.3.1
  - d. 5.4, Minimum Setbacks Charts,
    - 1.A.-A Protected Location Lot, Change "TBD" to "100'" and remove [5] and [6] from each column.
    - 1.C.-A Cemetery or Burial Ground, Change Topsoil Excavation from 25' to 50'
    2. A, B & C.-Great Pond or River, Compare to the Shoreland Zone Ordinance
    - 3.A-Public Road, Change Topsoil Excavation from 25' to 100'
    - 3.B.-Private Road, Change them all to 100'
    - 3.C.-Public Way without Road, Change all to 100'
    - 3.D.-Private Way without Road, Change all to 100'Remove [1] through [6] for each setback except for [4] for now and change it to [1]. Flag 4 A and B and 5 for further discussion. Tom will research hydrogeological water draw. Gretchen sent everyone information on ground water to review and discuss at the next meeting along with the DEP paperwork. Tom said that until he hears different information on it, they will not go down below the high water table. Russell should contact DEP and have him come and speak to the Board.
  7. Significant Wildlife Habitat is ok at 250'Remove the last two charts. None of the uses are currently prohibited, but crusher is not included in the extraction definition. Gretchen thinks this section should be removed.

- e. The noise, dust and odor sections should set the standards for all of the listed items. David asked if there was a definition of permitted site and was told it would include all activities on the site.
- f. The Board began to review Chapter 4 of the Zoning Ordinance.
  - 401.2 – Change “7” to “10 Days” and “shall” to “may”
  - 401.3 and 401.4 are ok
  - 401.5 – Revisit this section
  - 401.6 and 401.7 are ok
  - 402, Review Criteria, Move 402.2 to the end and renumber the others.
  - 403 is ok
  - 404.1.2 at the end add “as soon as possible after it is received.”
  - 404.1.3 Highlight the last sentence to revisit. “The Planning Board shall make a final decision within 90 days of beginning review of a complete application.”
  - 404.2 is ok
  - 405 – Highlight this section to revisit. Susan may have more information for this. The reference should be to Section 710 not 709.
  - District Use Chart, Replace “Resource Extraction, Mining” with “Mineral Extraction Operation”
  - 709, Noise Standards –
    - 709.1, Remove resource extraction, mining because it will come under the addendum.
    - 809.1 General – They will need to remove part of this section. It will cover 0-300 cubic yard operations, such as farm operations.
    - 809.2 - Review and Permit Required
      - 809.2.1 Keep the first sentence and then add “In addition to the information required for a permit, the application shall conform with the MEO Addendum in this Ordinance.” The rest of this section is removed and replaced with the Addendum.
- g. Gretchen will work on a draft of the Addendum for the December 4, 2014 meeting.
- h. David has sent information to Russell on Dust which he forwarded to everyone. David will talk to someone at EPA and let the Board know what he finds out. Gretchen said that the American Lung Assn had a write up about this also.
- i. The Board would like Denise to tell to Russell to contact the gentleman from MDEP to ask him to speak at one of their December meetings.

**STAFF REPORTS:** Denise explained to the Board that Rusty Gagnon had called earlier today regarding Frank Arisimeek possibly leasing his property at 1306 Main Road to the School Department for the buses. There will be up to 15 buses parked there and they will use the garage to work on the buses. She wanted to make sure that there would not be any problems with them leasing the property to inform the School Board. Denise called Russell and Charles and explained it to them and they both did not think it would be a problem. The Board discussed it and said they would have no opinion without a completed application.

**PLANNING BOARD COMMENTS:**

**PUBLIC ACCESS:**

**NEXT MEETING:** The next meeting will be Thursday, December 4, 2014. The Board discussed possible future meetings on Thursday, December 11, and Wednesday, December 17, 2014.

**ADJOURNMENT:** Motion to adjourn at 7:50 pm. **By Henry/Gretchen 2<sup>nd</sup>.**

Respectfully Submitted,  
Denise M. Knowles