



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD.

November 24, 2015

6:00 pm

MINUTES

CALL TO ORDER: Gretchen Heldmann called the meeting to order at 6:01 pm.

ROLL CALL: Members present were Gretchen Heldmann, Craig Knight, David McCluskey and Russell Smith. Susan Dunham-Shane, David Johnson and Charles Norburg have excused absences. David Peppard joined the meeting at 6:25 pm.

MINUTES: Motion to approve the Minutes of October 13, 2015.

By David M

Discussion: Gretchen questioned the formatting of the 2nd paragraph on page 2. Move the second part of the paragraph with Gretchen's comments to a new paragraph No Second

Motion to table approval of the October 27, 2015 minutes By David M/Craig K 2nd. Vote 3-0

UNFINISHED BUSINESS: Shoreland Zone Ordinance: Review comments on lot size from Joan Brooks and Charles Norburg. Gretchen said Susan DS. sent out an email to each Board member regarding a call she received from Joan Brooks and her concern regarding the Board's decision to allow lots in the Shoreland Zone to be one acre in size with 150' frontage. Gretchen read the email and Charles N. response email. (Copies attached to minutes)

Gretchen asked Joan B if she would like to provide her response and/or corrections. Joan said yes she would like to:

1. Joan said that she is not a licensed registered professional engineer, she is a licensed, by the state, site evaluator who designs septic systems. It is very important as she does not like flying under false colors.
2. In #1, Susan said that the setback to a well is a 100ft circle. Joan said that is incorrect and that the setback from a well is 100ft, which means the radius of the circle is 100ft in all directions around the well. You can put another well in there if you want, but you cannot put a septic system within 100ft of the well.
3. Susan had said in #3, that if lots 1 and 3 put in a well close to the property lines of lot 2, they might not be able to put in a well or septic system, Joan said they can put in a well, but not a septic system. Susan had said that once a well is in you cannot put in anything within 100ft, but Joan said you can put in a well, house or driveway, but an adjacent septic system cannot go within 100ft of a well. Joan said that if the septic system is in on an adjacent lot they cannot put a well within 100ft from that septic system. Susan said they could render the adjacent property unable to either dig a well or have a source of water or to put in a septic system and Joan said they could put in a well but could not put in a septic system.
4. Susan stated that placement of a septic system and leach field are determined by the soil structure on the site and the soil in the Shoreland Zone are notoriously difficult to deal with so the standard setbacks sometimes become much larger when meeting statute requirements. Joan said it is determined partly by the soil, setback and the slope and if you factor everything in, it is difficult to utilize all of your narrow lots. You may only be able to use every other lot or every third lot.

Joan stated if the Board had any questions she would be happy to answer them. Gretchen thanked her for the clarifications. The Board had no questions for Joan.

Gretchen felt that because Charles N. is not at this meeting, they can wait to take any further action on this item when more members are present. Joan said she strongly urged the Board to stay with the States recommendation of 2 acres and 200ft frontage. Gretchen said that the State said they can go down to one acre and that is what started the discussion. There is no set date to finish this and Gretchen feels they are ahead of the game.

NEW BUSINESS: Mixed Use District: Commercial Building size and setting up hearings to get input from the public. David M. said that he would think that any Commercial building would want road frontage. Gretchen said this is mostly in reference to the Mixed Use District and the discussion would be regarding the Comprehensive Plan and the updating of the Zoning Ordinance and why the current road frontage, why current commercial building footage was limited to 3000sqft and why Zone areas were created. Has the community seen a change in vision since then and also get some input from them on the bigger picture and what should be changed? David M. said getting additional Commercial businesses can increase the tax base, but what would the affect be on a residence if a store went in next to them regarding their valuation and traffic flow. David and Gretchen agree that the discussion will be a good one but a complicated one. Gretchen said they could set up meetings with issues and comments, they could do a survey and send it out to the email list or the website.

She thinks that if they are going to have meetings, February at the earliest would be a good time to have them because the next two months are busy and having them in February would give plenty of time to get the information out about the meeting. David M. is concerned that now the reference is for 9000sqft but in the future something may come in for 20,000sqft. He thinks we need an idea of what a 9000sqft footprint would look like and suggested going back and researching where the 3000sqft footprint came from. Gretchen said Denise and Board members will have information in their archives. Russell verified that there was a separate Comp Plan Committee and there should be minutes from those meetings. There are also the old Planning Board minutes. Gretchen said that if those minutes are not on the website, they should be added so that everyone can review them. At the meeting in December, they can discuss it further with the other members of the Board and decide what to do next.

OTHER BUSINESS: Selectmen Public Hearing on the Wireless Ordinance changes December 1, 2015 and Special Town Meeting is December 15, 2015.

The next Planning Board meeting will be, Tuesday, December 8, 2015.

STAFF REPORTS: Charlie is not here regarding his Sign Report.

PLANNING BOARD COMMENTS:

PUBLIC ACCESS: Frank Arisimeek asked if, in regards to the one-acre lots on the waterfront, the scenario of the well on each side of you, can you get a variance for the middle lot? Joan B. answered that if you cannot meet the law, you can request a variance, but that doesn't mean you are going to get it. He said a lot of Eddington Pond has city water, and asked if they can leave it at a one acre lot size if they can provide a common water source so they don't have to go to the two-acre lot.

Gretchen thanked Frank for his comments.

ADJOURNMENT: Motion to adjourn at 6:30 pm. By Craig K./David M. 2nd. All in favor

Respectfully Submitted,
Denise M. Knowles