



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

April 15, 2021

6:00 pm

MINUTES

CALL TO ORDER: David Peppard called the meeting to order at 6:00 pm.

ROLL CALL: Members present were David Peppard, Susan Dunham-Shane, Craig Knight, Kristen Wilson and Jeff Argleben.

MINUTES:

NEW BUSINESS: David P complimented Denise K on the summary of items to discuss she had done for tonight's meeting and also on all of the work she has done on the ordinance changes over the past years. He said that they appreciate her work. The rest of the Board applauded and Denise K thanked them all. (Denise and Susan worked on the summary.)

UNFINISHED BUSINESS: The Board will review the summary of items brought up at the Public Hearing that Denise K prepared for them.

1. The Board discussed the proposed changes to the E911 Addressing Ordinance and agreed to leave the wording as it was presented to them.

Motion that we accept the presented draft amendment of the E911 Addressing Ordinance That was presented to us on Tuesday, April 13th and we pass it to the Selectmen.

By Susan DS/Kristen W 2nd. Vote 5-0

2. Sections 301.2 and 302.3 – When a permit is required.

Motion that we submit Section 3, 301.2 and 302.3 regarding building permits for construction as written in the current draft of the revised Zoning Ordinance.

By Susan DS/Jeff A 2nd.

Discussion: David P, Jeff A and Craig K all agreed that they did not want to require permits for structures under 100 square feet. Susan DS feels they should leave it in and give it a shot. She sees a lot of properties in town that have more than one small building. **Vote 1 yes-4 opposed**
(The wording will revert back to what it was originally.)

3. Section 606, District Use Chart, Dean B had recommended a few changes to the Chart and the Board will discuss them to decide what they want to do.

Motion to add Light Manufacturing/Assembly to 606, the District Use Chart.

By Jeff A/Kristen W 2nd. Vote 5-0

Motion to remove from the District Use Chart, Rural Uses, Reuse of Existing Agricultural Buildings.

By Susan DS/Jeff A 2nd. Vote 5-0

Motion that under Rural Uses on the District Use Chart, Agriculture Non-Livestock will be permitted in the Conservation area. Housekeeping that there is a line through (excluding livestock) and the N under Conservation.

By Susan DS/Jeff A 2nd. Vote 5-0

4. Definitions, Section 11,

Motion that we add to add to Section 11, Definitions, Light Manufacturing/Assembly Facility as presented to us on April 13th in a memo from the Code Enforcement Officer in Amendment #2.

By Susan DS/Jeff A 2nd. Vote 5-0

Motion that under Commercial in the Definitions, we strike “Cottage Industry”
By Susan DS/Jeff A 2nd. Vote 5-0
(Home Occupation should also be stricken in the Commercial Definition.)

5. Section 607, Minimum Dimensional Requirements,

David P explained that at the Public Hearing residents brought up the problem with pencil lots in the Rural Agriculture Zone and suggested they reduce the acreage, frontage and side setback to mirror Rural Residential. Craig K and Susan DS do not agree with the 2 acre lots. Susan DS feels that 3 acre lots would be better if they don't like 4 acres. She continued that what we need is commercial businesses that will add to the tax base and not increase education costs. David P does not think the lots size difference in the two zones is fair. He continued that some people can sell their property in 2 acre lots, but others have to sell 4 acre lots. Craig K feels that the 4 acre lots will promote higher end development and more privacy. Dean B had pointed out that if the Rural Agriculture and Rural Residential were made the same size, the allowed uses in each Zone would set them apart.

Motion that on the Section 607, Minimum Dimensional Requirements the Rural Agricultural District will have a frontage of 400' per parcel.

By Susan DS/Jeff A 2nd. Vote: 4 yes – 1 Opposed
(The wording will revert back to what it was originally)

6. Section 903.12, Remove the “to” before according.

7. Section 902.1.1.1 Road Cuts,

Motion to change the wording under 902.1.1.1 to “Permits will be issued by Road Commissioner, Code Enforcement Officer, Town Manager or his/her designee.”

By Kristen W/Craig K 2nd. Vote 5-0

AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING:

DATE OF NEXT MEETING:

PUBLIC ACCESS: Sally Harrison, 18 Lonnie Lane and 999 Main Road, Heritage on the 9 Restaurant, asked what constitutes a junk yard and what can she do about a neighbor whose property has become horrific over the last year with busses, vehicles, etc. She is about to reopen after the pandemic with dining outdoors and her customers do not want to look at that mess. Susan DS agreed that the mentioned property is a nuisance. The Board recommended that she contact Dean B and explain the situation. David P explained that there is a new section in the Zoning Ordinance that will give Dean B more authority to clean up messy yards in town. Craig K suggested that she start with the multiple car situation forms because Dean B can do something about that now. He also informed her that the changes will be voted on at the June 15, 2021 Town Meeting. Sally H also questioned why in the Use Chart an RV Park is allowed in Residential and not the Commercial Zone. Susan DS explained that it would be allowed in the Residential Zone because it would be low impact. The Board questioned if only the first 500' of her property on Rt. 9 was in the Commercial Zone and the rest would be Residential. They suggested that she contact Dean B and get clarification on the Zoning Map.

Brad Goodwin, Libby Lane, wanted to thank the Planning Board and the Code Enforcement Officer for all of the work they have been doing in making these changes to the Ordinances. He also thanked Denise K for being an intricate part of the work.

ADJOURNMENT: Motion to adjourn at 7:07 pm.

By Kristen W/Craig K 2nd. Vote 5-0

Respectfully Submitted,
Denise M. Knowles