



# Town of Eddington

906 Main Road Eddington, Maine 04428

## PLANNING BOARD

January 28, 2020

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, Craig Knight, Jeff Argleben, Heather Grass, James McLeod and Kristen Wilson. Susan Dunham-Shane and Dean Bennett, CEO have excused absences

Motion to allow James McLeod to vote tonight.

**By Craig K/Kristen W 2<sup>nd</sup>. Vote 4-0**

**MINUTES:** Motion to accept the minutes of January 14, 2020 as presented

**By Craig K/James M 2<sup>nd</sup>. Vote: 5-0**

**NEW BUSINESS:** Russell S explained to everyone that tonight is just a general presentation to the Board for the proposed subdivision on Comins Lane. There will be a preliminary presentation with more detail and Public Hearing later on the project. Fred Marshall of Plymouth Engineering addressed the Board about the Subdivision Sketch Plan Review for the proposed Meadowbrook Estates by Al Belanger. Mr. Belanger has purchased 321 acres. He currently has a forester on the land doing some cutting. He is proposing two lots off Comins Lane and then adding a road at the hammerhead with additional 2 acre plus lots. They are proposing 14 lots on about 30 acres of land for now. He has not decided if he will continue to develop any more acreage. Mr. Belanger has been talking with the Town about bringing Comins Lane up to specs for the Town to take it over. Russell Smith explained that the decision has to go to the vote of the residents so the Town cannot guarantee its acceptance. Mr. Belanger plans to work on the section beyond Grandview Drive in the spring to repair it. He would like a guarantee from the town of the roads acceptance before he puts \$100,000.00 into the road. A resident expressed concern of the road being damaged by current log truck traffic. Mr. Belanger explained that they have taken pictures of everything and are keeping an eye on the road. Seth Libby informed him of a hole by his house that may cause problems and of a couple culverts that will need extra attention. He feels they will be done before the roads are posted. He apologized for trucks being on the road before 5:00 am. They are currently harvesting 40% of the value off the entire lot. They are leaving 8 to 10 inch trees. The contouring on their maps is 2'. Mr. Belanger has had his workers inspect the road. He feels it is important for the road to become a Town Road so that the school bus will travel up the road to pick up students so they do not have to stand at the end of the road to catch the bus.

David P explained that because there is a new road proposed, the next step is the preliminary phase. James M asked what the grade is on the curve and Mr. Marshall said it was 5 to 8%. Mr. Belanger plans to build spec houses on the lots to sell.

304.2.4 Motion to require 2' contour.

**By James M/Craig K 2<sup>nd</sup>. Vote 5-0**

304.2.5 Motion to require a preliminary plan be submitted to the Planning Board.

**By Jeff A/ James M 2<sup>nd</sup>. Vote 5-0**

304.2.6 Al Belanger has spoken with Dean Bennett regarding open space. It is not needed at this point. The applicant has submitted everything required under 304.3.1, Submissions for the sketch plan. He has not decided if he will continue the road after the 15 lots. Mr. Marshall thanked everyone for attending the meeting tonight because it helps to have everyone interested in a project informed from the beginning.

Motion that they accept the subdivision sketch plan for Meadowbrook Estates and allow them to move forward with the project to the Preliminary plan review. **By Craig K/Jeff A 2<sup>nd</sup>. Vote 5-0**

Russell S informed everyone that a couple years ago they talked about discontinuing the upper parts of Blackcap and Sweets Hill Roads as Town roads. They had a public hearing and people attended and everyone that attended did not want to discontinue them, and wanted to see how they could take over the private roads that we have now. So he does not think it will be a problem having the town take over the road as a town road.

Al Belanger thanked everyone for attending and said they could contact him if they have any questions.

**UNFINISHED BUSINESS:** David P asked the Board to review the redline versions for discussion at the next meeting.

Motion to table the redline ordinance changes and E911 changes and review them at the next meeting. **By Jeff A/Craig K 2<sup>nd</sup>. Vote 5-0**

**AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING:** David P reminded everyone that they will be voting on the Chair and Vice-Chair at the next meeting.

**DATE OF NEXT MEETING:** The next meeting will be February 11, 2020.

**PUBLIC ACCESS:**

**ADJOURNMENT:** Motion to adjourn at 6:42 pm. **By David P/Craig K 2<sup>nd</sup>. Vote 5-0**

Respectfully Submitted,

Denise M. Knowles