



# Town of Eddington

906 Main Road Eddington, Maine 04428

## PLANNING BOARD

May 11, 2021

6:00 pm

MINUTES

**CALL TO ORDER:** Craig Knight called the meeting to order at 6:00 pm.

**ROLL CALL:** Members present were Craig Knight, Jeff Argleben, Heather Grass and Susan Dunham-Shane.

Motion that Heather G be a voting member for the meeting tonight.

By Susan DS/Jeff A 2<sup>nd</sup>. Vote 3-0

## **MINUTES:**

### **NEW BUSINESS:**

**UNFINISHED BUSINESS:** Susan DS gave a summary of the Selectmen Public Hearing on the proposed Ordinance changes that was held on May 4th. The Selectmen asked about a few items and Dean Bennett explained each of them to them. Brad Goodwin questioned why the setback for peat and topsoil was reduced and that was explained to him also. He and the Selectmen also questioned why the stone excavation was reduced from 1500' to 1200' from structures and drilled wells. Susan DS continued that Craig Knight was at the meeting and he explained that he was the swing vote and that they felt that 1200' was middle ground from what had been previously asked of the Board during a prior application. David McCluskey, Selectman, stated that he will vote against having Article 26 (the article to vote on the changes to the Zoning Ordinance) on the Town Meeting Warrant. Susan then asked the Selectmen how they each felt and Mark Carrier, Ray Wood Jr. and David McCluskey all agreed they would vote against it, Pam Chapman and Deanna Doughty were fine with the change.

Susan DS, Craig K and Dean B all agreed that the Town Attorney needed to be contacted and asked if the Selectmen could refuse to put an article in the Warrant. Susan continued that Dean explained to the Selectmen that a completed application has to abide by the Ordinance rules that were in affect when it was approved. David McCluskey said that that is not what they wanted to talk about. Susan DS read an email she had written and sent to Shawna Hinkley with questions for the Attorney regarding items brought up at the Select Board meeting which the Planning Board will need to address at their next meeting.

1. Can a Select Board vote to not include a proposed article in the Warrant for Town Meeting?
2. Can one proposed change be pulled out of the Zoning Ordinance and made into its own Warrant Article?

The Board members have a copy of Charles Gilbert's response to the above questions. Susan proposed 4 choices of action for the Board tonight.

- a. Withdraw 2008.2.13.1 completely from submission
- b. Change the stone excavation change back to 1500' while maintaining the 100' setback change for peat and topsoil.

- c. Ignore the input received and submit it as it stands.
- d. Depending on the response they get from Charles Gilbert, let things stay as they were submitted, but as a stand-alone item. Mr. Gilbert responded that the Selectmen do have the right to decide what will be included in the Warrant. He also said that the items could be separated into two articles on the warrant.

Move that Section 2008.2.13.1, Minimum Setbacks, in the MEO Addendum be submitted for the Town Warrant as a stand-alone article. The balance of the current proposed Article 26 for the Warrant (Amendments to Zoning Ordinance) is submitted as written. **By Susan DS/Heather G 2<sup>nd</sup>. Vote 4-0**

Susan DS said that she spoke during Public Access of their meeting regarding the accepting of town roads and the Town Council form of government.

A. In almost 20 years in this town no one has ever submitted a road for acceptance so how do we know that it would not be accepted.

B. Town Meetings can happen any time and are not limited to one a year.

She also said that it was mentioned at the meeting that with I395 coming through town, it will be a great opportunity for growth. She reminded everyone that the DOT has said they will work with the Town to facilitate sufficient traffic management and control traffic flow. (They are not going to want new road cuts)

Motion to have Denise K send a copy of their motion to the Select Board.

**By Susan DS/Jeff A 2<sup>nd</sup> Vote 4-0**

Motion for the Town Clerk to post notice of the Public Hearing for Thursday, May 27<sup>th</sup> at 6:00 pm.

**By Susan DS/Heather G 2<sup>nd</sup>. Vote 4-0**

Susan DS would like Denise K to ask Shawna H if we can get a pass from the Select Board for both articles.

### **AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING:**

**DATE OF NEXT MEETING:** January 12, 2021

**PUBLIC ACCESS:** Darric Hammond said that he was at the Selectmen meeting and they felt that there wasn't a sufficient reason why the change to the setback needed to be done. He said when it was explained to them, a previous application was mentioned and they did not feel that that was a good reason. Craig K explained that when this section was discussed during the changes, there were 2 Planning Board members that wanted a 1000' setback and 2 that wanted a 1500' setback. He recommended 1200 as a compromise and that was what was voted on and agreed to as the change. Susan DS further explained that that is what happened when they started reworking the ordinance. It is not what happened when the original MEO Addendum was created. Because of the research that all of the Board had done at that time, the preferred setback in ordinances they had reviewed was 1500'. The Addendum was written under a Moratorium. The applicant that was not able to go forward because of the moratorium, wanted 1000'. But a majority of the Board at that time voted for 1500'. In the rush to finish the Ordinance, the topsoil and peat were given 1000' setbacks which the Board realized after it was approved.

**ADJOURNMENT:** Motion to adjourn at 7:50 pm.

**By Jeff A/Heather G 2<sup>nd</sup>. Vote 4-0**

Respectfully Submitted,

Denise M. Knowles