



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD October 20, 2022 6:00 pm MINUTES

CALL TO ORDER: David Peppard called the meeting to order at 6:02 pm.

ROLL CALL: Members present were David Peppard, Scott Newhart, Heather Grass, Craig Knight and Susan Dunham-Shane.

MINUTES: Motion that we accept the minutes of September 8, 2022 as written
By Susan DS/Scott N 2nd Vote 5-0.
Motion to table the minutes of September 21, 2022 until the next meeting.
By Susan DS/Craig K 2nd. Vote 5-0
Motion that we postpone the September 22 and 27 minutes to the next meeting because they have not been presented to the board.
By Susan DS/Heather G 2nd. Vote 5-0

NEW BUSINESS

UNFINISHED BUSINESS: The Board reviewed the Findings of Fact that Susan DS prepared from the last meeting for the approval of the Darric Hammond Application for a Boat Storage Facility at his residence at 9 Pine Tree Lane, Eddington. The Board approved the application as complete, then had the Public Hearing after which the application was reviewed per the review criteria of Chapter 4. (which is cross-referenced to Chapters 7, 8, 9 and 10 of the Zoning Ordinance.)

Susan explained that the Ordinance says that is the Planning Board is the reviewing authority they write the Finding of Fact and if the Code Enforcement Officer was the reviewing authority, he would write the Finding of Fact. Each section of the review criteria has to be backed up with the findings that they have met all requirements. This would also be where the Board would add any restrictions or directions specific to the application. Any direction talked about during the review process will be underlined.

The Finding of Fact would be filed with the application for the project and a copy will be sent to Rick Leavitt, CEO for him to use when issuing the permit to Mr. Hammond. Each Board member needs to read the document and if they agree with the information Susan DS presented as a representation of the review of the application, they each need to sign the Findings of Fact. Susan's copy of the application with the notations of each section of the review criteria and Rick L's signature that the fee was paid in October will be included with the FOF. David P commended Susan DS for the excellent job she did on the FOF.

Theresa Grant asked if the Finding of Fact should include the issues that anyone that did not want this to happen brought up. Susan DS explained that this is not the minutes from that meeting. She continued that the FOF is based on what the applicant presented and what the Planning Board asked for. It is not a discussion of what questions were raised by other people.

Susan DS said that that information would be included in the minutes. This addresses each area of the review criteria and what the applicant presented for each in the review of the application. Sally Harrison then spoke and said that the fact that they already brought this up, and the fact that they are appealing this process, they should not go any further tonight. Susan DS said that they need to sign the Finding of Fact so that it is on the record and needs to be complete. Susan DS assumes that since they filed an appeal it will be a matter for Charles Gilbert, Rick Leavitt, CEO, Shawna Hinkley, Town Manager and the Selectmen.

The Board members each signed the Findings of Fact.

Denise K asked the Planning Board members if any of them had received a copy of the paperwork from Eaton & Peabody and none of them had so she explained that the paperwork was brought to the Town Office at about 3:00 pm today and was addressed to Shawna H. Denise K made copies of the paperwork and gave each member a copy. It was not on the agenda, so the copies were passed out for their review. David P and Susan DS clarified that they are not involved now. They may be asked questions, but any further decision is for the Board of Appeals. Denise K mentioned that a Freedom of Access was also received for any correspondence relating to the application. Craig K and Susan DS both felt that there were not emails between the board members like there were for the work on the Solar Ordinance.

Susan DS presented Denise K the Findings of Fact.

Motion that we forward the Finding of Fact to Rick Leavitt, CEO and other appropriate Town Officers and representatives in view of the appeal.

By Susan DS/ Scott N 2nd. Vote 5-0

PUBLIC ACCESS:

AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING: Susan DS suggested that they meet November 8, 2022 to start to discuss items brought up in 2021 that they need to address, such as Marijuana, Adult Entertainment and the Performance Guarantee of the Wind Ordinance and a couple other things. They cannot meet November 8, 2022 because it is Election Day and Heather will be gone November 22nd.

DATE OF NEXT MEETING: David will work it out with Denise K to schedule the next meeting and let everyone know.

ADJOURNMENT: Motion to adjourn at 6:29 pm. **By Scott N/Heather G 2nd. Vote 5-0**

Respectfully Submitted,

Denise M. Knowles