



# Town of Eddington

906 Main Road Eddington, Maine 04428

## PLANNING BOARD

December 13, 2022

6:00 pm

## MINUTES

**CALL TO ORDER:** David Peppard called the meeting to order at 6:11 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 21, 2022 as written

**By Susan DS/Heather G 2<sup>nd</sup> Vote 5-0.**

Motion that we table the minutes of September 22 and 27, 2022

**By Susan DS/Craig K 2<sup>nd</sup> Vote 5-0**

Motion that we accept the minutes of October 20, 2022 as written.

**By Scott N/Susan DS 2<sup>nd</sup> Vote 5-0**

## **NEW BUSINESS**

**UNFINISHED BUSINESS:** David P apologized because during the Darric Hammond Public Hearing the audience members could be allowed to speak a second time and he did not do this. Susan DS explained that the ordinance also said that it was at the Chair's discretion.

Susan DS explained that Ben Birch had suggested that the Planning Board not concern themselves with the permit or operational fees. The Board reviewed Scott N's suggestions for the fees on his chart. The Selectmen will review it and let the Planning Board know of any changes they recommend. Scott N said that someone needs to explain to the Selectmen what is exempt and what is not exempt and why the operational fees are the way they are. Craig K said that according to Ben B they are not exempt but there are loopholes where they actually don't have to pay taxes. He continued that Bob Cleaves stated that he will continue to pay taxes on all of his projects in Maine, but he also stated that after a project is up and running a few years it is likely to be sold and the new owner may not want to pay taxes. Susan DS said that she thinks what he is referring to is a TIFF, which she said Nick did mention at the DEP Informational meeting. That is how they get out of paying taxes. Craig K said that all of this will continue to change in Augusta.

Motion that we send to the Selectmen the proposed Fee Schedule for Solar Energy Systems as written and voted on previously.

**By Scott N/Craig K 2<sup>nd</sup> Vote 5-0**

David P informed the Board that there was a person that applied for a Subdivision and is now applying for an Abatement. Denise K continued that Steven Trimm had a 5-lot subdivision. His daughter was going to buy a lot and he was trying to refinance and in the process he found out that the lots are all confused on the original loan. From there, his attorney told him that he never recorded the Subdivision at the Registry. Since 2006-2007 he has been charged for Subdivision Lots but because he did not record the Subdivision he does not have a Subdivision and wants that tax money back. It is the responsibility of the land owner to record the Subdivision. Ben B explained to him that he can do an abatement for one year, the Selectmen can approve three years. Mr. Trimm is asking for a refund of all of the taxes. Denise K continued that she believes Ben B found the minutes from 2006 which showed discussion on the Subdivision so they assumed it was approved in 2005. Susan DS said that the Subdivision Ordinance was done in the late 1990's. Mr. Trimm has some of the paperwork for the Subdivision. Denise K explained that there is no way that the tax assessor at that time, Hamlin Associates, would have divided out the Subdivision without a plan being given to them. Mr. Trimm also said that he had been arguing with Russell starting in 2007 about the revaluation and property on the river being charged as Shoreland property even after the dam was taken out and there was very little water. David P wanted to bring it to the Board's attention. He thinks it will be between Ben B and the Selectmen if anything is done.

Susan DS asked if the Board of Appeals has met yet in regards to the Hammond Application and was told no.

Susan DS suggested that they meet in January to start discussion of some of the items that have been brought up that need to be worked on in the Ordinances. David P agreed if nothing else is on their agenda.

Scott N asked if the time for their meeting to start at 6:00 pm was for a specific reason. He suggested a half our earlier.

Motion that we schedule our meetings at 5:30 in the future.

**By Scott N/Craig K 2<sup>nd</sup>. Vote 5-0**

**PUBLIC ACCESS:**

**AGENDA FOR FUTURE MEETINGS – HOUSEKEEPING:** The Board would like Denise K to let them know if the Selectmen are meeting December 20, 2022.

**\*\*\*\*Represents items to revisit when the Board works on changes to the Ordinances.**

\*\*\*\*Look at Section 110.3 of the Solar Ordinance and determine where to put it into the other Ordinances. \*\*\*\*

\*\*\*\*Possibly add wording regarding recording Subdivision Plans at the Registry or failure to record them\*\*\*\*

**DATE OF NEXT MEETING:**

**ADJOURNMENT:** Motion to adjourn at 6:57 pm. **By Craig K/Heather G 2<sup>nd</sup>. Vote 5-0**

Respectfully Submitted,

Denise M. Knowles