

TOWN OF READFIELD

8 OLD KENTS HILL RD. • READFIELD, MAINE 04355
TEL. (207) 685-4939 • FAX (207) 685-3420

READFIELD PLANNING BOARD

AGENDA

Tuesday, April 13, 2021

6:30 PM

1) 6:30 pm: Public Hearing: Charles & Danielle Lind: Application is to use the former Grange Hall/Maple Tree School building as a commercial cookie bakery w/retail space on the 1st-floor, with occasional accessory uses on the 2nd-floor. The property location is 12 Church Road and identified on the Assessor's map 120 as lot 036.

2) New application: Submitted by Daniel Roy to construct new foundation under existing non-conforming structure raising the building 3-feet. The property is located at 86 Torsey Shores Road as identified on the Assessor's map 106 lot 89

Administrative items:

- Review/approve minutes of March 23, 2021
- Introduce new CEO

Please note: due to Covid-19 this meeting will be held via web zoom/phone (see below):

Join from PC, Mac, Linux, iOS or Android:

<https://us02web.zoom.us/j/86327315730?pwd=TVBncExsOVZFS1dRVDPNEEd6cjJSQT09>

or Telephone: US: +1 301 715 8592

Meeting ID: 863 2731 5730

Password: 216751

You may also participate in the hearing at the Town Office at the scheduled times and sharing the large video screen which will be logged into the interactive website. The Planning Board will also accept written comments.

Comments from the public are encouraged and welcomed. They will be received at the time and in the order during the meeting as deemed appropriate by the Chair. Written comments from the public will be accepted at the Town Office at any time; however, they must be submitted by the Thursday prior to the next scheduled meeting in order for them to be considered at that meeting.

If you have any questions regarding this agenda or would like to be placed on a future agenda, please call the Code Enforcement Office at 685-3290.

Next scheduled meeting: April 27, 2021

TO: Community Advertiser c/o Keith Peters
Phone: 582-8486
ads@comadvertiser.com

FROM: Town of Readfield Planning Board

DATE: March 24, 2021

RE: Legal Notice

Please publish the following legal notice in your next publication. Please bill the Town of Readfield, ATTN: Planning Board, 8 Old Kents Hill Road, Readfield, ME 04355 and provide us with a draft copy of the ad. If you have any questions, please call the Code Enforcement Officer at 685-3290. Thank you.

**Town of Readfield
Notice of Public Hearing
Tuesday, April 13, 2021
6:30 PM**

The **Readfield Planning Board** will hold a Public Hearing for a Land Use application submitted by Charles & Danielle Lind. The application is to use the former Grange Hall/Maple Tree School building as a commercial cookie bakery with retail space on the 1st-floor, with occasional accessory and community uses on the 2nd-floor. The property is located at 12 Church Road, identified on the Assessor's map 120 as lot 036. The public is welcomed to attend and provide any comments on the application.

Please note: due to Covid-19 this meeting will be held via web zoom/phone

Join from PC, Mac, Linux, iOS or Android: <https://us02web.zoom.us/j/86327315730> or Telephone: US: +1 301 715 8592 Meeting ID: 863 2731 5730

TO: Planning Board

FROM: Clif Buuck

RE: Roy Application

Dan Roy is applying to construct a new foundation under his existing dwelling. He would like to raise it 3 feet but I have measured the existing height of the building to be 23-1/2 feet.

One provision allows the 3-feet increase in height with a new foundation but another provision limits the height to 25-feet.

I do not believe it's at all practical to relocate the building to a more conforming location. I noticed this week there are others changes to the Guidelines so this should be undertaken in the coming year.

PROJECT SUMMARY

The current building (with deck) is located approximately 84 feet from the high-water line of Torsey Pond. The structure itself is 720 sq ft with a deck space of 240 sq ft; totaling 960 sq ft.

The proposed renovation will not alter or move the existing footprint. The anticipated new foundation will raise the height of the building to approximately 26 feet above grade.

The schedule of construction is due to begin in the first half of May and finish at the end of June. Traffic movement will involve masonry construction vehicles and personal, contractor vehicles. At the end of the project, any construction debris that is generated will be removed by the contractor.

Per our signed contract, Prior to construction, Bellevance Construction will provide 2 forms of erosion control in the form of a silt sock as well as a silt fence. At the end of the project, they are responsible for repairing any disturbed land beyond the building footprint with loam, seed and hay.

Additional Information
Received 10/07/2020

CEO REVIEW BY:
10/07/20

86 Torrey Shores

Permit Fee 100.00
Date Paid 4/5/21
Receipt # 5417

Town of Readfield
Readfield, Maine 04355
(207) 685-3290

Tax map 106 LOT 089
Map ~~106~~ Lot ~~89~~

Planning Board
Land Use Permit Application

~~206-29~~ ~~209-1~~

PROJECT @ 106-089
86 TORREY SHORES
FUND

The undersigned applies for approval of the Readfield Planning Board as follows:

1. Applicant / Owner: Name Daniel Roy
Address 34 Clover Lane
Whitefield ME 04353
Phone# (W) 207-213-7144
(H) 207-514-3956

Agent (if any): Name _____
Address _____
Phone# (W) _____
(H) _____

Note: Property owner must provide written authorization if he/she wishes to be represented by an agent. Such authorization may be provided either by signing this application, or by providing authorization by means of a separately signed statement included with the application.

2. In what land use district is the property (as defined in Article 7 of the Land Use Ordinance (LUO) and depicted on the Land Use Map)?

Shoreland Residential District

3. What is the existing use of the property (see Table 1/Table of Uses, Article 7, of the LUO)?

Seasonal Single Family Dwelling

4. What is the proposed use of the property as best described from Table 1/Table of Uses in Article 7?

a) _____
b) Provide a description of proposed use of development Structure to be raised 3 feet,
foundation poured for Storage Space, living Space, and Soundness
of Structure for permanent dwelling.

5. Lot Width 106.4' Lot Depth 160' Lot Area in Acres (1 acre = 43,560 sq. ft.) .37 acre

6. If a structure is proposed to be built, or expanded:

Type of Structure(s)	Length	Width	Height
<u>Dwelling</u>	_____	_____	<u>raised 3'</u>

I certify that the foregoing, and the attached materials including responses to review criteria, are true, correct and accurate to the best of my knowledge.

Signature of Applicant / Owner

Daniel E Roy

Date 9/29/2020

Applicant: Boy, Daniel

**Planning Board Review Criteria
Questionnaire**

1. State how the proposed activity will not have an undue adverse affect on:
 - a) the scenic or natural beauty of the area proposed height will be in align with majority of properties in area.
 - b) any historical sites that may be located on the property n/a
 - c) any significant wildlife habitat none
 - d) any public rights for physical or visual access to any shoreline none exist
 - e) any rare and irreplaceable natural areas none exist
2. a) What other Town, State or Federal permits will be required for this project?
DEP - to be obtained within 30 days from start date
 - b) Do you intend to apply for these permits? yes
 - c) Are you committed to conducting this activity and subsequent use of the property in conformance with all applicable Town, State and Federal laws, rules, regulations and ordinances? yes
3. State how the proposed activity will:
 - a) prevent stormwater from giving rise to soil erosion both during and after the development Silt fence will be installed during construction no change to drainage after construction is complete

(In this regard you may reference the appropriate erosion control or stormwater management books available at the Town Office)

 - b) reasonably conserve the land's capacity to hold water Contractor will Control Erosion and water flow
4. State what impact the proposed activity will have upon the Town's public services and facilities. This may include, but not be limited to the amount and type of anticipated traffic, requirements for emergency services, effects relating to public education, etc.
none
5. a) What financial resources (including mortgage commitments) do you have to assure the completion and implementation of this project in compliance with the Land Use Ordinance? Home equity line of credit
 - b) What technical support will be used in connection with any design, development or use of the project? DRCAD residential design & Bedevance Construction
 - c) Do you have any history of violations of previous land use approvals? no

6. a) Is any portion of the subject property located within, or affected by any flood areas as depicted on the Federal Emergency Management Agency Flood Insurance Rate Map? no
(These Flood Maps are available for your reference at the Town Office).
i) If the answer to question (a) is yes, do you intend to include any portion of your development within the boundaries of the flood plain, including any structures or buildings, wells, wastewater disposal systems, or any storage or placement of property stockpiling of materials? _____
ii) If the answer to question (i) is yes, how do you intend to develop this project (including it's subsequent use) to comply with the Floodplain Ordinance of the Town of Readfield? _____
7. a) Does your proposed development or use include any alteration of or impact to any wetland? no If the answer to this question is yes, describe how you intend to minimize this impact? _____
b) Are you aware that any wetland alteration requires additional permitting on the State or Federal level and will you be applying for those? no
8. What part of your development or use will rely on or could impact groundwater? none
9. a) State the nature of solid waste your proposal will generate both during development and the subsequent use of the property. normal household, AND CONSTRUCTION DEBRIS - CONTRACTOR TO REMOVE
b) Will this solid waste be taken to the Town Recycling Station? N/A If so, how will the Town be compensated for handling such waste? _____
c) If the solid waste is not to be taken to the Town Recycling Station, how do you plan to dispose of it? Septic tank & leach field
10. Do you intend to connect to any public water supply? no
11. a) What impact, if any, could the proposed activity have on adjacent properties and their uses. State whether any noise, glare, fumes smoke, dust, odors, or other affects will be generated. Construction noise
b) Describe the anticipated extent of these impacts and how you intend to buffer or reduce them to a level acceptable to adjacent properties. Neighbors have been notified
12. a) What is the approximate percentage of slope of the land? 5-20%
b) What are the nature of the soils? Sandy
c) What is the nature and extent of the existing vegetation on the site of development or use? no vegetation on area development. Surrounding area has pine, maple trees, as well as small grasses & shrubs

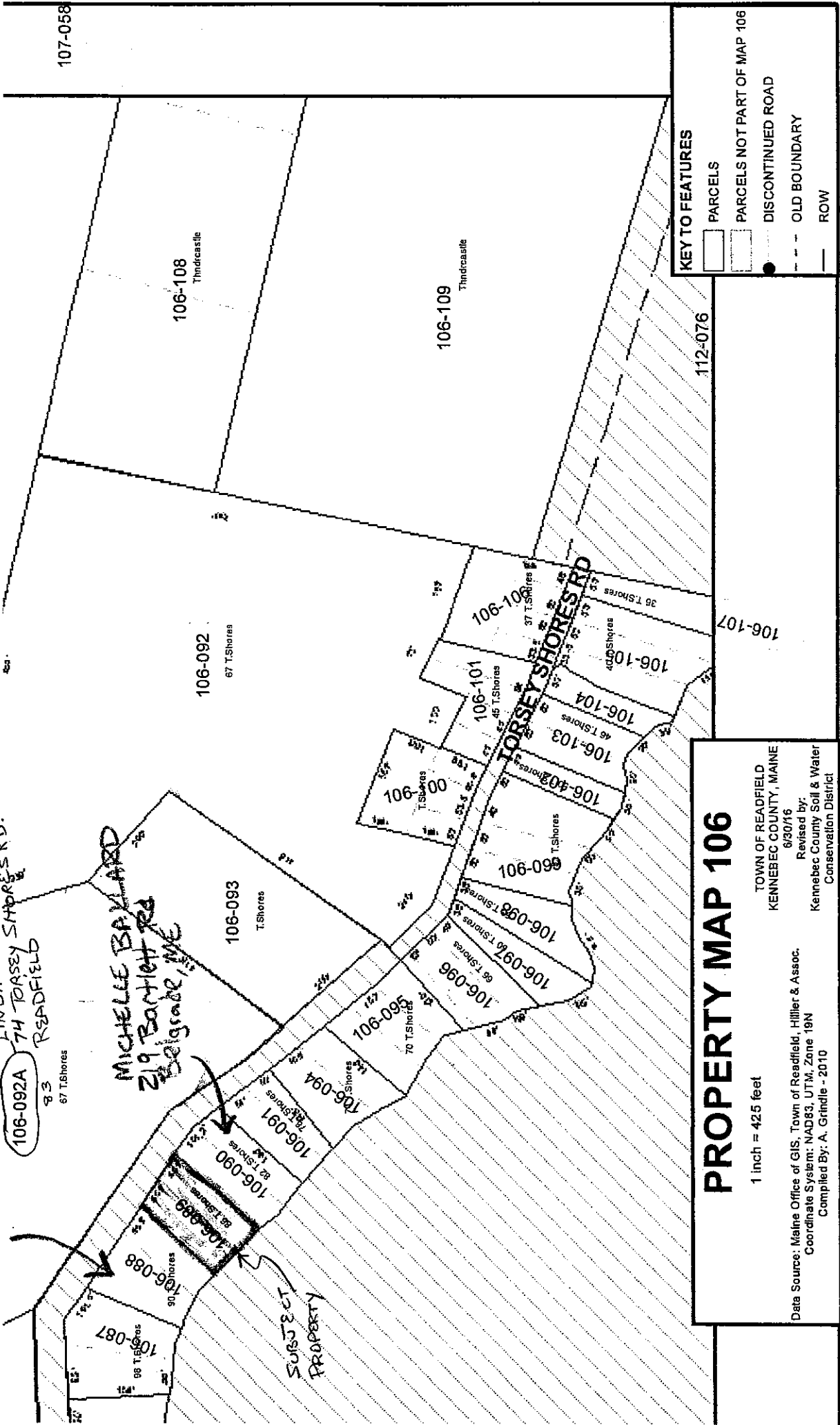
13. a) What is the nearest waterbody (lake, pond, stream, brook)? Torsay Pond
b) What is the least distance between the waterbody and the project site? 83 ft
c) What part of your project could impact one of these waterbodies? none
d) How do you intend to minimize this impact? Site fencing
14. How do you intend to provide for the adequate disposal of sewage and wastewater in order to comply with the requirements of the State Plumbing Code? Septic + leachfield on property
15. Describe or illustrate on a separate paper how you intend to control and manage any additional stormwater resulting from this project or use. You may reference the publication, "Stormwater Management for Maine, Best Management Practices" published by the Department of Environmental Protection (1995) and which is available for reference at the Town Office.
NOTE: If the project results in 20,000 sq. ft. or more of impervious area in the Maranacook Lake watershed or more than one (1) acre in the other lake watersheds, or more than five (5) acres of disturbed area in either watershed, a Stormwater Management permit from the Department of Environmental Protection will be required.
16. What will your water requirements be for this use and what will be your water source? none
17. What types and amount of additional traffic do you expect as a result of this use?
3 Construction vehicles - 6-8 weeks
18. What are your plans for permanent access to the site of the proposed use? existing driveway
19. Does your proposed development or use cross the Readfield town line? no
If so, into which town? _____
How will you avoid causing unreasonable traffic congestion or unsafe conditions as related to the use of that town's public ways? no congestion or unsafe conditions - all vehicles will reside in private ways
20. What is the estimated depth-to-frontage ratio of the lots you propose to create or develop?
1:4 : 1 EXISTING
21. Has a representative of the Readfield Fire Department reviewed your proposal?
no
If so, what is their opinion and/or recommendations? _____

CATHY FREDETTE
 90 T. Shores Tr.
 Readfield, ME

LINDA ALLEN TRUST
 74 TORSEY SHORES RD.
 READFIELD
 106-092A
 83
 67 T. Shores

MICHELLE BAYLARD
 219 BARTLETT RD
 BELGRADE, ME

SUBJECT
 PROPERTY



PROPERTY MAP 106

1 inch = 42.5 feet

TOWN OF READFIELD
 KENNEBEC COUNTY, MAINE
 6/30/16
 Revised by:
 Kennebec County Soil & Water
 Conservation District

Data Source: Maine Office of GIS, Town of Readfield, Hillier & Assoc.
 Coordinate System: NAD83, UTM, Zone 18N
 Compiled By: A. Grindle - 2010

↑ 86 Torsey Shores Rd, Readfield, ME 04355

4 min (1.5 miles)

via Old Kents Hill Rd and Thundercastle Rd

Fastest route
▲ This route has most road usage of 07/14/2016

Town Manager's Office

86 Old Kents Hill Rd - 04355

↑ Head northwest on Old Kents Hill Rd toward Giles Rd

1.5 mi

↑ Turn right onto Thundercastle Rd

0.6 mi

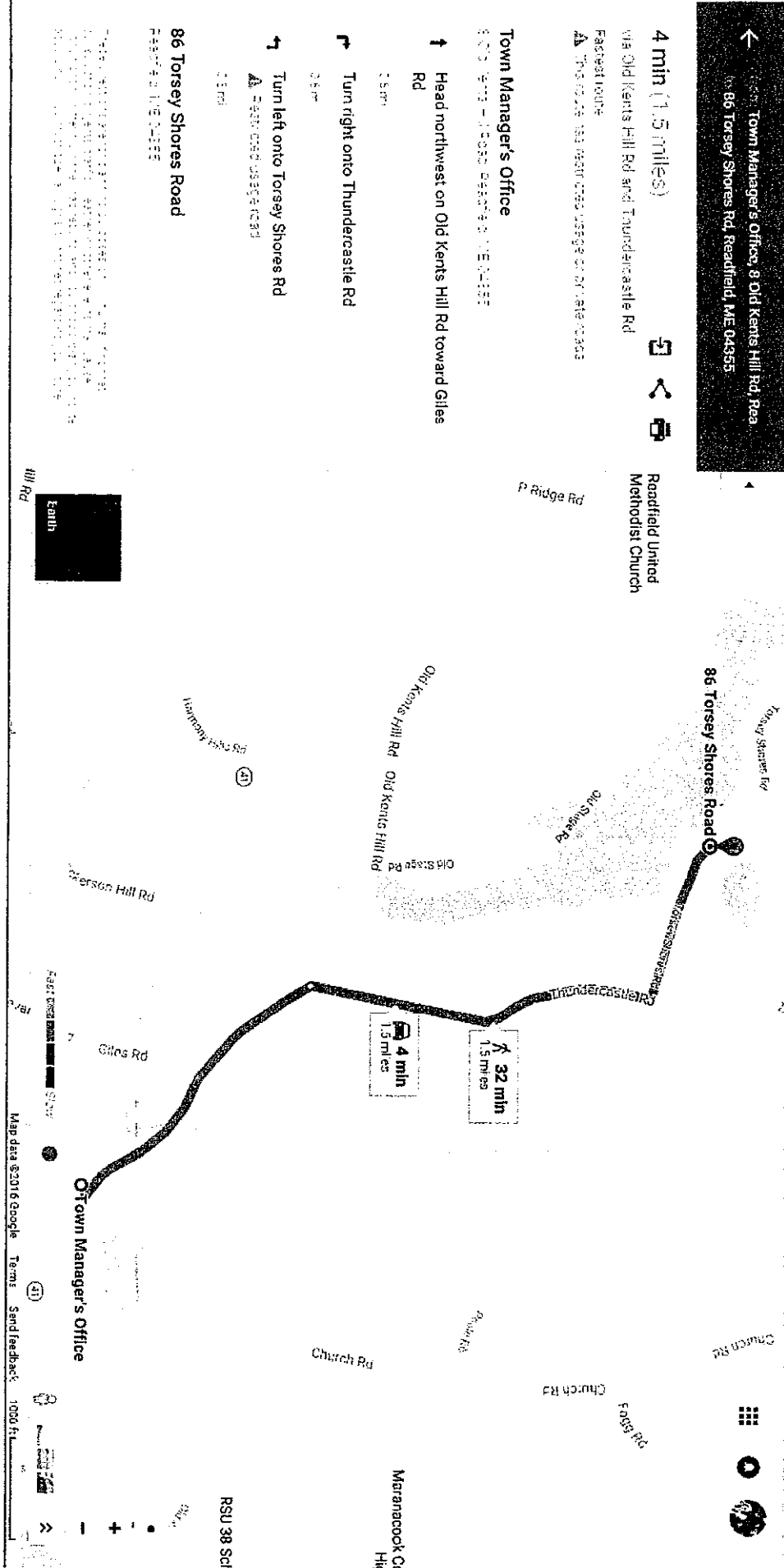
↑ Turn left onto Torsey Shores Rd

▲ Fastest route

2.3 mi

86 Torsey Shores Road

Readfield, ME 04355



lot = 106-89

#86 Torsey Shores Rd

WOODED
Leach
field

Drops
25'-30' from
road to house

WOODED

Septic

← STEEP
DRIVEWAY

16x20

20x20

7x20

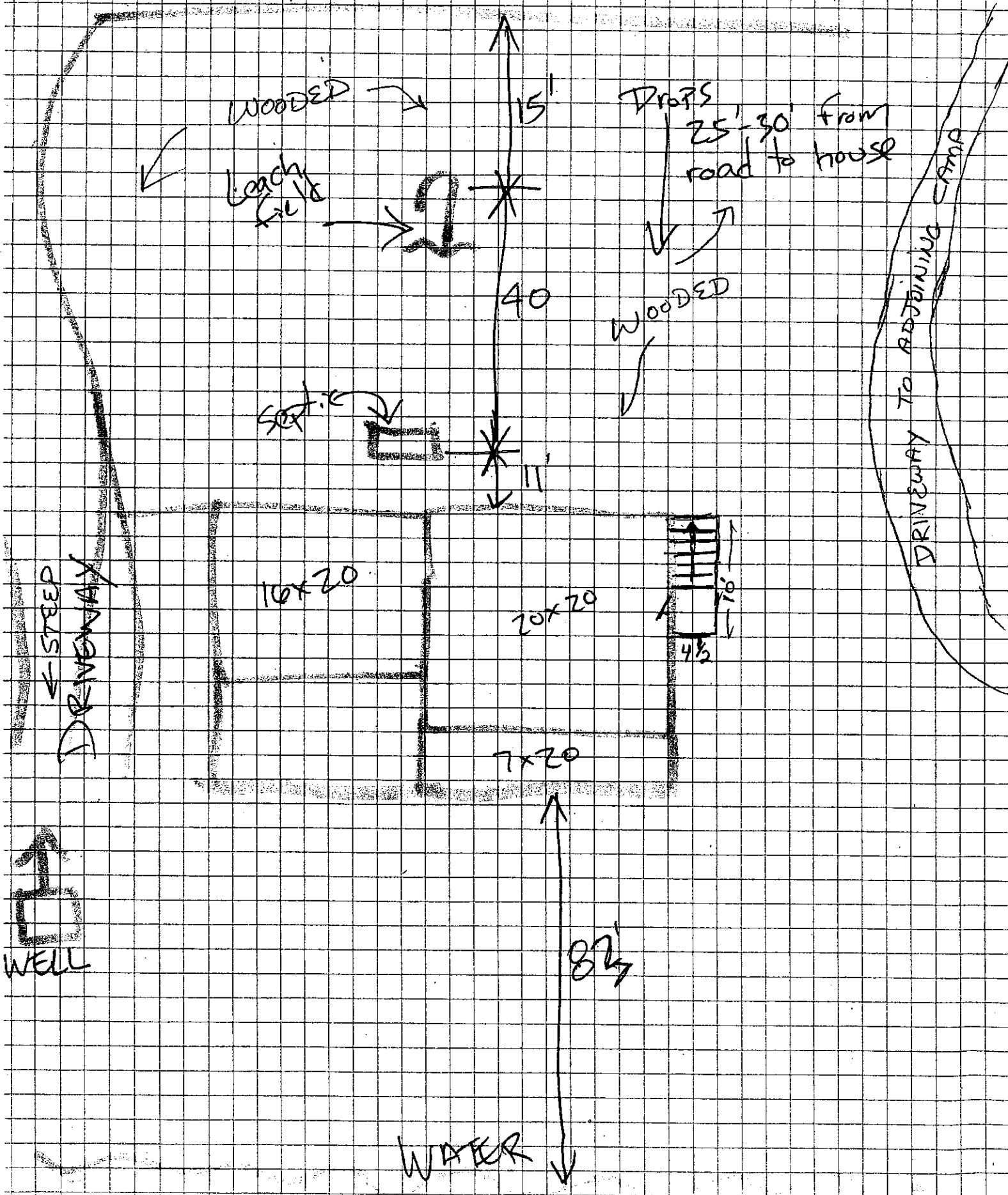
10'
4 1/2'

DRIVEWAY TO ADJOINING CAMP

WELL

82'

WATER



Kristin Parks/Town of Readfield

From: Roy, Connie <CRoy@trccompanies.com>
Sent: Thursday, October 1, 2020 11:03 AM
To: info@readfieldmaine.org
Subject: FW: Roy Land Use permit application - 86 Torsey Shores
Attachments: Camp foundation plan.pdf; 86 Torsey Shores FDN 3D.jpg; Est_623_from_Bellavance_Construction_Company_Inc_12552.pdf

Thanks,

Connie Roy
207-620-3708

From: Roy, Connie
Sent: Wednesday, September 30, 2020 4:28 PM
To: 'info@readfield.org' <info@readfield.org>
Subject: Roy Land Use permit application - 86 Torsey Shores

Attached is additional information requested for the Land Use Permit application for Daniel Roy @ 86 Torsey Shores Rd. We are requesting a permit to raise our current structure 3 feet and lay a foundation. Attached are the foundation plan and picture as well as the estimate from Bellavance Construction showing the details of what will be done. Please let me know if you have additional questions or need more information. Dan can be reached at condan@roadrunner.com.

Thanks,

Connie Roy
207-620-3708

From: Dan Roy <condan@roadrunner.com>
Sent: Tuesday, September 29, 2020 7:21 PM
To: Roy, Connie <CRoy@trccompanies.com>
Subject: [EXTERNAL] FW: Estimate from Bellavance Construction Company, Inc

This is an **EXTERNAL** email. Do not click links or open attachments unless you validate the sender and know the content is safe.

Sent from Mail for Windows 10

From: kindinbelgrade@msn.com
Sent: Tuesday, September 22, 2020 10:49 AM
To: condan@roadrunner.com
Subject: Estimate from Bellavance Construction Company, Inc

Bellavance Construction Company, Inc.

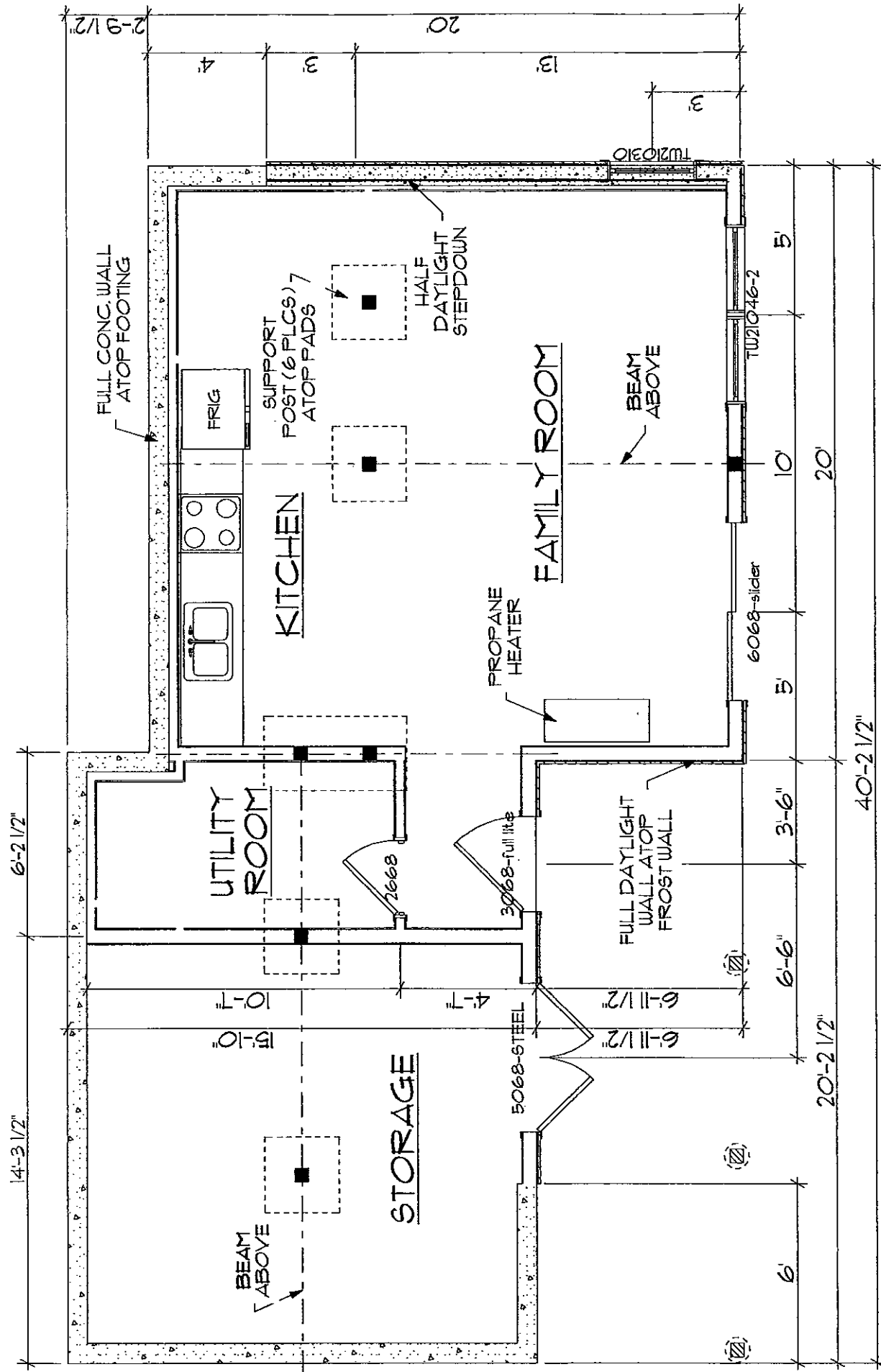
P.O. Box 511
Belgrade, ME 04917
(207) 495-2492

Estimate

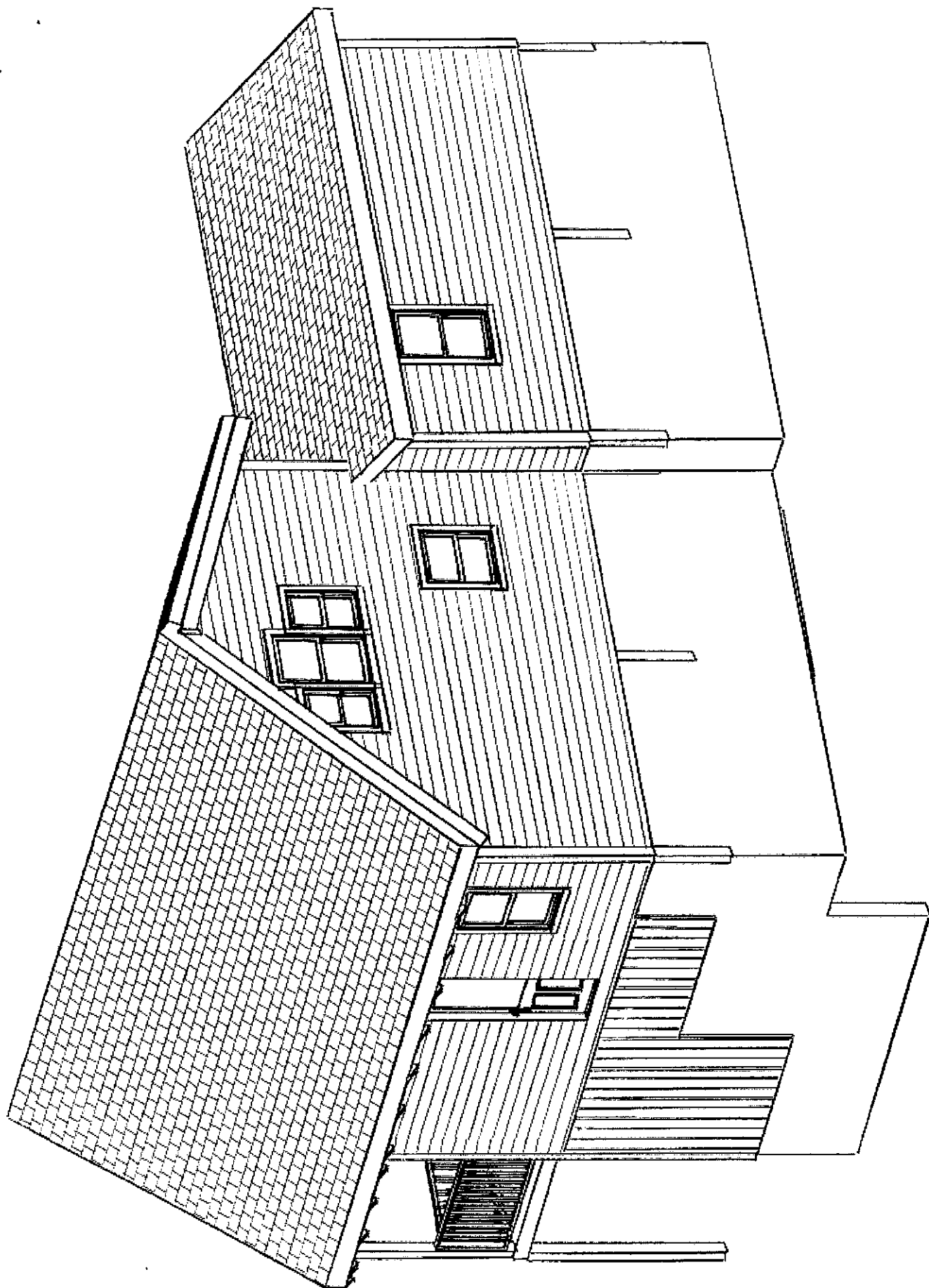
DATE	ESTIMATE #
9/21/2020	623

NAME / ADDRESS
Dan Roy 86 Torsey Shore Road Readfield, ME 04355

			PROJECT
			Foundation
DESCRIPTION	COST	QTY	TOTAL
86 Torsey Shores Road, Readfield, ME 04355			
Labor to rig, lift, hold and lower building onto new foundation	20,000.00		20,000.00
Earthwork includes excavation under building, installation of stone, drains, backfill, loam, seed and hay	21,000.00		21,000.00
Cement work includes 8" deep x 16" wide footing and 8' tall wall maximum concrete wall under building (steel rebar included)	8,812.50		8,812.50
Cement work for 4" thick concrete floor	4,480.00		4,480.00
Materials - 2" foam for wall and floor and poly for the floor	2,975.00		2,975.00
Materials and labor for 1 new I-Beam set in place	1,250.00		1,250.00
Materials and labor to install foam, water plug, tar, drains and lolly columns ect	4,750.00		4,750.00
Materials and labor for new tapered piers dug in placed	6,500.00		6,500.00
Materials and labor to rough frame and sheath walls to set building back onto (No windows and doors are included in this estimate)	3,250.00		3,250.00
Erosion control	1,000.00		1,000.00
Note: Large rocks or ledge will be removed or poured around at the property owner's expense. Permits from the Town and DEP are to be obtained by others. No electrical or plumbing is included in this estimate.			
If you have questions please call.		TOTAL \$74,017.50	



PROPOSED FOUNDATION PLAN



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207)289-3826

PROPERTY ADDRESS

Town Or Plantation	Readfield
Street Subdivision Lot #	Torsey Shores Lots 8+9
PROPERTY OWNERS NAME	
Last: Crossman	First: Carol + Fred
Applicant Name:	508-435-2641
Mailing Address of Owner/Applicant (if Different)	2 Second Road Hampington MA 01748

READFIELD	1139	TOWN COPY
Date Permit Issued: 7/24/95	\$1610.00	<input type="checkbox"/> Double Fee Charged
Local Plumbing Inspector Signature: Clifford Bunch	LPI # 0221	

Owner/Applicant Statement
I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

Signature of Owner/Applicant

Date

Local Plumbing Inspector Signature

Date Approved: 8/7/95

PERMIT INFORMATION

THIS APPLICATION IS FOR:

- ☐ NEW SYSTEM
- ☐ REPLACEMENT SYSTEM
- ☒ EXPANDED SYSTEM
- ☐ EXPERIMENTAL SYSTEM

SEASONAL CONVERSION

to be completed by the LPI

- ☐ SYSTEM COMPLIES WITH RULES
- ☐ CONNECTED TO SANITARY SEWER
- ☐ SYSTEM INSTALLED - P#
- ☐ SYSTEM DESIGN RECORDED AND ATTACHED

IF REPLACEMENT SYSTEM:

YEAR FAILING SYSTEM INSTALLED 1974

THE FAILING SYSTEM IS: Sink, Drain

- ☐ BED
- ☐ CHAMBER
- ☐ TRENCH
- ☒ OTHER: Out house

SIZE OF PROPERTY

.37 Acre

ZONING

Shoreland

THIS APPLICATION REQUIRES:

- ☒ NO RULE VARIANCE
- ☐ NEW SYSTEM VARIANCE
Attach New System Variance Form
- ☐ REPLACEMENT SYSTEM VARIANCE
Attach Replacement System Variance Form
 - ☐ Requiring Local Plumbing Inspector Approval
 - ☐ Requires State and Local Plumbing Inspector Approval
- ☐ MINIMUM LOT SIZE VARIANCE

INSTALLATION IS:

COMPLETE SYSTEM

- ☒ NON-ENGINEERED SYSTEM
- ☐ PRIMITIVE SYSTEM
(Includes Alternative Toilet)
- ☐ ENGINEERED (+2000 gpd)

INDIVIDUALLY INSTALLED COMPONENTS:

- ☐ TREATMENT TANK (ONLY)
- ☐ HOLDING TANK _____ GAL
- ☐ ALTERNATIVE TOILET (ONLY)
- ☐ NON-ENGINEERED DISPOSAL AREA (ONLY)
- ☐ ENGINEERED DISPOSAL AREA (ONLY)
- ☐ SEPARATED LAUNDRY SYSTEM

DISPOSAL SYSTEM TO SERVE:

- ☒ SINGLE FAMILY DWELLING
- ☐ MODULAR OR MOBILE HOME
- ☐ MULTIPLE FAMILY DWELLING
- ☐ OTHER _____

SPECIFY

TYPE OF WATER SUPPLY

Dug Well

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

- ☒ SEPTIC: ☒ Regular
☐ Low Profile
- ☐ AEROBIC

SIZE: 750 GALS.

WATER CONSERVATION

- ☒ NONE
- ☐ LOW VOLUME TOILET
- ☐ SEPARATED LAUNDRY SYSTEM
- ☐ ALTERNATIVE TOILET

SPECIFY:

PUMPING

- ☐ NOT REQUIRED
- ☐ MAY BE REQUIRED
(DEPENDENT ON TREATMENT TANK LOCATION AND ELEVATION)
- ☒ REQUIRED
DOSE: 50 GALS.

CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)

Two Bed Room

4x90

2

180

(GALLONS/DAY)

SOIL CONDITIONS USED FOR DESIGN PURPOSES

PROFILE: 6 CONDITION: B

DEPTH TO LIMITING FACTOR: Not Observed

SIZE RATINGS USED FOR DESIGN PURPOSES

- ☒ SMALL
- ☐ MEDIUM
- ☐ MEDIUM-LARGE
- ☐ LARGE
- ☐ EXTRA LARGE

DISPOSAL AREA TYPE/SIZE

- ☐ BED _____ Sq. Ft.
- ☒ CHAMBER 360 Sq. Ft.
☒ REGULAR ☐ H-20
- ☐ TRENCH _____ Linear Ft.
- ☐ OTHER: _____

SITE EVALUATOR STATEMENT

On 5 July 95 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

Charles H. King
Site Evaluator Signature

SE# 094

Date 6 July 95

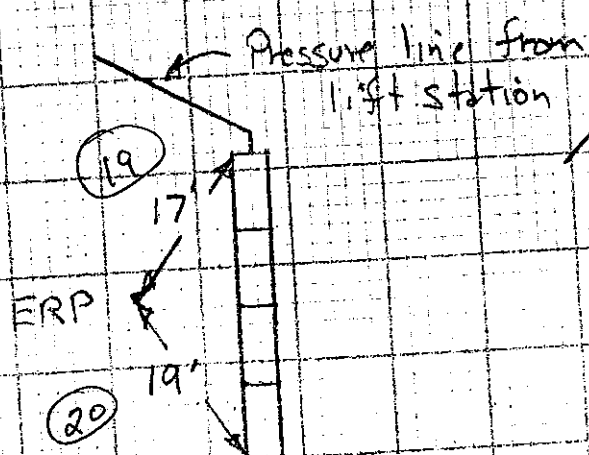
(Local Plumbing Inspector's Signature if permit is for Seasonal Conversion)

Read Field

Thundercastle Rd. - Torrey Shores Carol + Fred Crossman

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20' Fl.

Design Basis is 90 ft²/unit

- Install 4 (4'x8')
Concrete chambers with
lengthwise distribution
connected as shown.

* Vertical lift for pump approximately
20' with a horizontal run
of 50'-70' depending on exact
location.

FILL REQUIREMENTS

Depth of Fill (Upslope)
Depth of Fill (Downslope)

0"
0"

CONSTRUCTION ELEVATIONS
Reference Elevation is
Bottom of Disposal Area
Top of Distribution Lines or Chambers

0"
-72"
-54"

ELEVATION REFERENCE POINT LOCATION & DESCRIPTION

Flagged Nail in
6" OAR

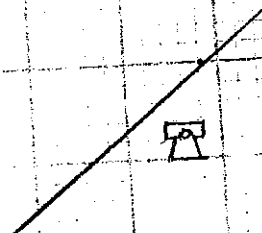
Scale:

Vertical: 1 inch = 5' Fl.
Horizontal: 1 inch = 20' Fl.

DISPOSAL AREA CROSS SECTION

ERP

@ 20%



* Place 1' of stone
around the edges of
all chambers.

Charles A. King
Site Evaluator Signature

094
SE#

6 July 95
Date



**NO TRANSFER
TAX PAID**

OPR BK 12691 PGS 47 - 49 08/15/2017 01:46:17 PM
INSTR # 2017018902 # OF PAGES 3
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME


**CONFIRMATORY
WARRANTY DEED
RE-RECORD**

FREDERICK S. CROSSMAN and CAROL A. CROSSMAN of Hopkinton, MA, for consideration paid, grants to **DANIEL E. ROY and CONNIE M. ROY** with a mailing address of 34 Clover Lane, Whitefield, ME, with **WARRANTY COVENANTS**, Two certain lots or parcels of land, with any buildings and improvements thereon, situated in the Town of Readfield, County of Kennebec and State of Maine, being more particularly bounded and described as follows:

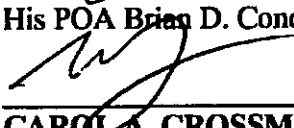
SEE ATTACHED EXHIBIT A FOR A COMPLETE DESCRIPTION

Meaning and intending to convey the same premises conveyed to Grantors by deed of Arthur Pomerleau, Jr. and Claire Pomerleau dated August 4, 1995 and recorded in the Kennebec County Registry of Deeds in Book 4944, Page 049. This deed confirms the conveyance in the prior deed recorded in Book 12517, Page 275. See also corrective powers of attorney as recorded in Book 12659, Pages 193 and 195.

WITNESS our hands and seals this 20th day of July, 2017.



FREDERICK S. CROSSMAN, By
His POA Brian D. Condon, Jr.



CAROL A. CROSSMAN, By
POA Brian D. Condon, Jr.
Her

STATE OF MAINE
COUNTY OF KENNEBEC

July 20, 2017

Personally appeared the above-named **Frederick S. Crossman and Carol A. Crossman** by his Power of Attorney, Brian D. Condon, Jr., and acknowledged the signing of the foregoing instrument to be their free act and deed.

Before me,



Notary Public

Molly A. Morang

My Commission Expires: 11/25/22

③ B. Condon

EXHIBIT A

PARCEL ONE: A certain lot or parcel of land being Lot No. 8 in a Sub-Division, as shown on a Plan of Torsey Shores dated May 18, 1963, made by L.B. Pinkham, E., recorded in the Kennebec County Registry of Deeds in Book 28, Page 4.

PARCEL TWO: A certain lot or parcel of land being Lot No. 9 in a Sub-Division, as shown on a Plan of Torsey Shores dated May 18, 1963, made by L.B. Pinkham, E., recorded in the Kennebec County Registry of Deeds in Book 28, Page 4.

There is also conveyed along with the above two parcels the right to install and maintain on or in other land of J & S Development Corporation, or those claiming under it, at Torsey Shores such as water pipes, pumps, electric wires and poles as will not unreasonably interfere with the enjoyments of the rights of the said J & S Development Corporation, and those claiming under it; and the right to joint use with the said J & S Development Corporation and those claiming under it of the private way as shown on a Plan of Torsey Shores and the private way of Thunder Castle Road, together with the right to repair, maintain or improve said private ways for the convenience of the said grantees and those claiming under them; and the right of joint use with J & S Development Corporation and those claiming under it of the private beach as shown on said Plan of Torsey Shores, for bathing and swimming and also for such landing of boats as will not unreasonably interfere with bathing and swimming at said beach by said J & S Development Corporation and those claiming under it.

These conveyances are subject to the right of Central Maine Power Company to erect and maintain a pole of lines across said premises and to the following reservations:

1. Reserving to J & S Development Corporation, and to those claiming under it, the right to install and maintain on or in the land conveyed by this instrument such as water pipes, pumps, electric wires and poles as will not unreasonably interfere with the enjoyments of the rights of the said grantees, and those claiming under them.
2. Reserving to J & S Development Corporation, and to those claiming under it, the right of joint use with the said grantees of the private beach as shown on a Plan of Torsey Shores and the private way of Thunder Castle Road, together with the right to repair, maintain or improve said private ways for the convenience of the said J & S Corporation Development or those claiming under it.
3. Reserving to J & S Development Corporation, and to those claiming under it, the right of joint use with the said grantees of the private beach as shown on a Plan of Torsey Shores, for bathing and swimming and also for such landing of boats as will not unreasonably interfere with bathing and swimming at said beach by said grantees and those claiming under them.

These conveyances are also subject to the following restrictions:

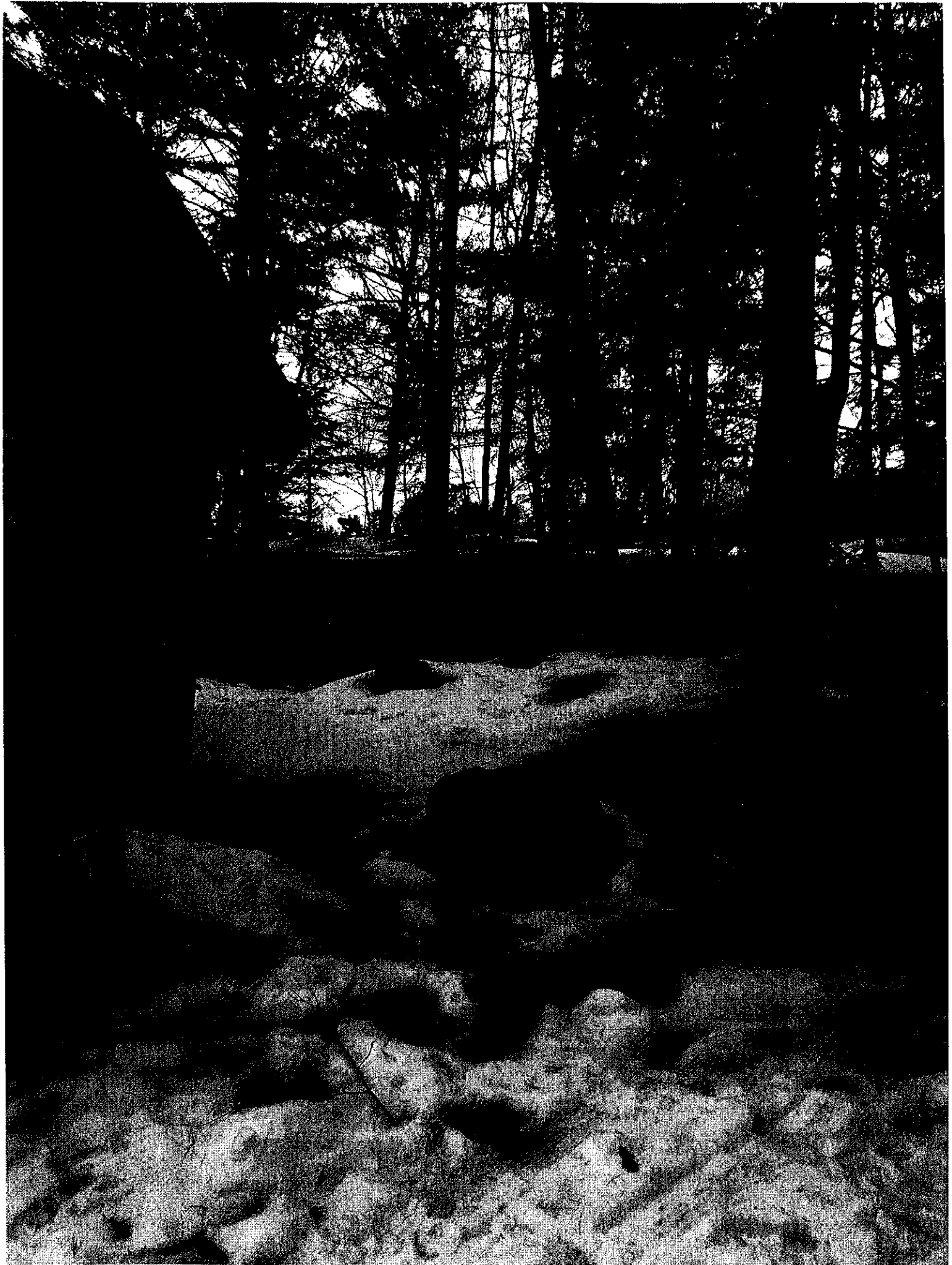
1. Neither the grantees herein, nor their heirs or assigns, shall place, cause to be placed, or maintain a house trailer, so-called, on said premises unless they also own a lot immediately

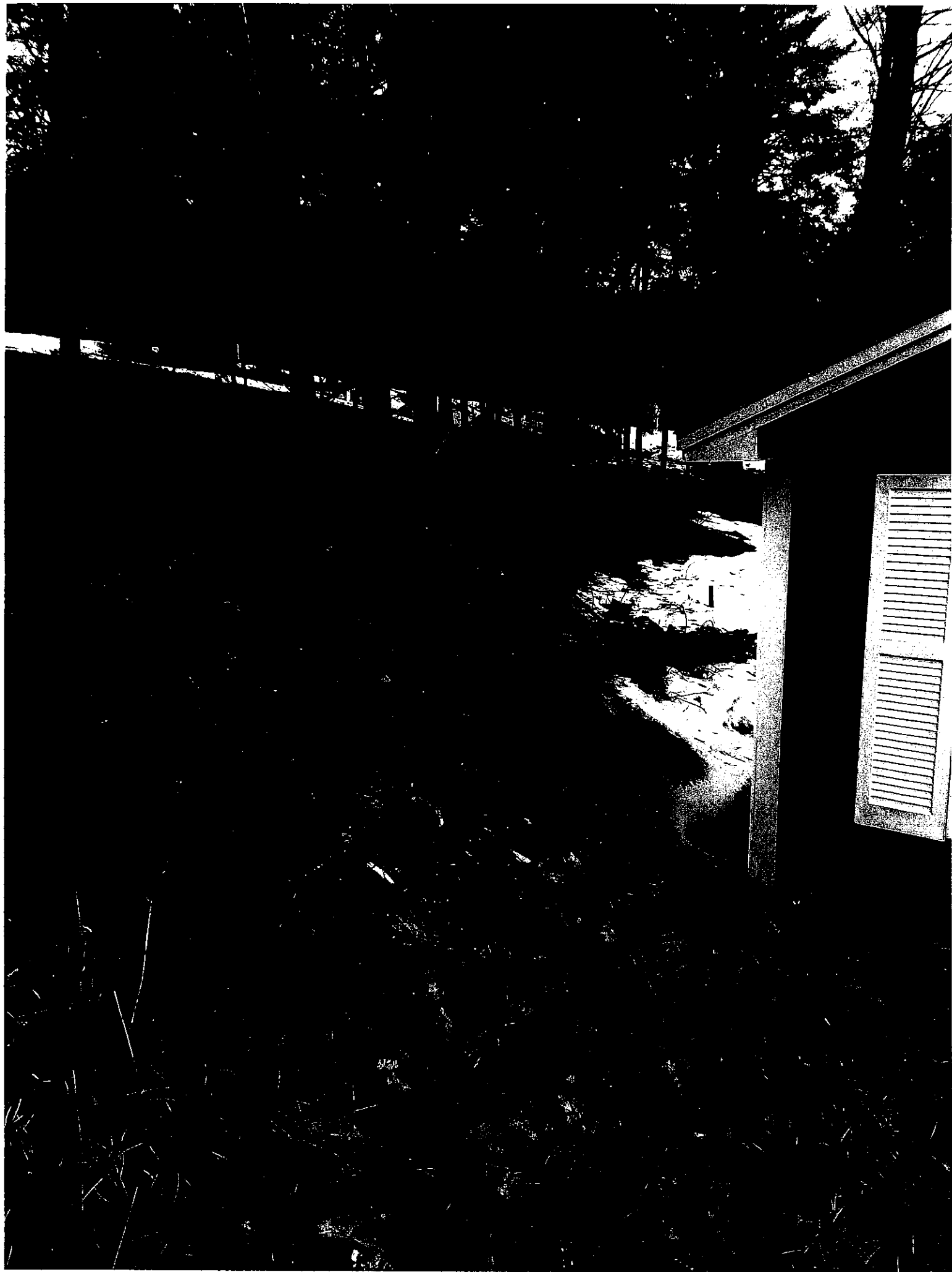
adjoining these premises on either side thereof.

2. Any cottage or other structure constructed upon these premises by said grantees, their heirs, assigns or agents, must have permanent siding thereon within one year from the date of commencement of such construction.

3. Sanitation facilities on said premises shall be the sole responsibility of the grantees herein, their heirs and assigns, and shall comply with the State Laws and Regulations and the requirements of the proper authorities of the Town of Readfield.







Ron "Chip" Stephens From Westport, CT where he served on the town Planning and Zoning Commission for 11 years and led the land use enforcement committee. Chip has a MS. Degree in Microbiology from UMO and has worked primarily in the Medical Testing business both in the US and Worldwide.

Having vacationed on Torsey since birth and buying his home here in 2004, he now resides full time in Readfield on Torsey (since March 2020). Chip was president of the Torsey Shores Road Association 5 years and a member and webmaster of the Torsey Pond Association TPA for 5 years.

Having worked on planning and zoning in Westport for years Chip looks forward to his new residency here in Readfield / Wayne and working as CEO/LPI for the towns.

READFIELD PLANNING BOARD

Minutes of Tuesday, March 23, 2021 - UNAPPROVED

Planning Board Members: Paula Clark (Chair), Jack Comart (Vice-Chair), William "Bill" Buck, Jan Gould, and Don Witherill; **Excused:** William "Bill" Godfrey, Henry Clauson

Others Attending: Clif Buuck (Interim CEO), Kristin Parks (Board Secretary), Eric Dyer (Town Manager), Anna Carll, Arthur Calkin, Charlie & Danielle Lind, Aaron Neily

Meeting called to order at 6:31 pm by Paula

Public Hearings:

1. **Arthur Calkin:** Application is for a revision to the Balsam Ridge Subdivision to pivot the lot line between lots 7 & 8 and to change the driveway entrance into lot 8. The lots are identified on the Assessor's map 127, as lots 004-7 and 004-8.
 - Public hearing opened at 6:36 pm by Paula.
 - Arthur summarized on the application for revision permit to move lot lines between lots 7 & 8.
 - No public comments.
 - **Motion** made by Don to close the public hearing at 6:46 pm, **second** by Bill B. **Vote** 5-0 in favor.
 - **Motion** made by Jack to approve the application with standard conditions; along with new deeds with property descriptions/subdivision and filed with the registry of deeds within 60 days, DOT entrance permit, test pit for gray water per state standards and plot plan with description signed off by Planning Board, **second** by Bill B. **Vote** 5-0 in favor.

New Application:

1. **Charles & Danielle Lind:** Application is to use the former Grange Hall/Maple Tree School building as a commercial cookie bakery w/ retail space on the 1st floor with occasional accessory uses on the 2nd floor. The property location is 12 Church Road and identified on the Assessor's map 120 as lot 036.
 - Charles gave a brief summarization on plans for a commercial cookie bakery with retail space on the first floor and occasional accessory use/community events/activities/adult ed on the second floor. They have been an at home licensed cookie bakery for 11 years and looking for store front/teaching area to expand growing business. Property is currently under contract (40 + days before closing).
 - Discussion on number of parking spaces and septic system.
 - **Motion** made by Don to find the application complete, schedule public hearing, notify abutters and waive site visit, **second** by Jack. **Discussion:** Public hearing set for 4/13/2021. **Vote** 5-0 in favor.

READFIELD PLANNING BOARD

Continuing Application:

2. **Aaron Neily:** Application is for indoor cannabis cultivation and a medical dispensary located at 1146 & 1150 Main Street, identified on Assessors map 120 as lots 085 & 086.
 - Addendum submitted by applicant. Aaron summarized the updates/application.
 - Planning board would like to see more information come from applicants point of view/specific items instead of copy/paste wording.
 - Discussion on air filtration and odor control. Clarity on lease for parking on side/behind of building.

Administrative Items:

- **Review/approve minutes of 10/14/2020, 10/28/2020 and 3/10/2021**
 - **Motion** made by Jan to approve the minutes from October 14, 2020 and October 28, 2020 as revised, **second** by Don. **Vote** 5-0 in favor.
 - **Motion** made by Jan to approve the minutes from March 10, 2021 as revised, **second** by Don. **Vote** 4-0-1, abstained by Paula.
- **Review comments from Town attorney on LUO revisions**

Meeting adjourned at 8:30 pm

Minutes submitted by Board Secretary, Kristin Parks w/ edits by CEO, Clif Buuck