

READFIELD PLANNING BOARD

Minutes of Wednesday, June 6, 2018

Planning Board Members: Jack Comart; Vice Chair, Jay Hyland, James Schmidt, Don Witherill

Others Attending: Gary Quintal; Bonnie Harris, Will Harris, Robert Bittar, James & Deborah Parent, Linda & James Tukey

Application: Public Hearing Required

A request has been made by Robert Bittar for a change of use from a single family home at 26 Mill Stream Road (Tax map 120/Lot 13) to a Community Center / Club (Land Use Ordinances {LUO} def. pg. 119). A community club is a permitted use (LUO pg. 35) requiring planning board approval. Site visit started at 5:30 to 6:20.

- Jack Comart gave a brief review of the application, definition of Community Center/Club, site review requirements of LUO and that deliberation will be on June 13. Open public hearing for questions:

- Will Harris asked; 1) Capacity of building?
2) Parking lot size?
3) What is the difference between a Non-profit Community Center / Club and a business enterprise?

- Bob Bittar - 1) The capacity of the buildings has not been determined by the State Fire Marshall (SFM), the application was dropped off around April 15th.

- 2) The parking area as designed by David W. Landman R.A. has been designed to park 35 vehicles and meets the requirements in the LUO.

- 3) This non-profit organization will be focused on music and the board of directors will establishes membership fees, rules, guest privileges, etc. similar to the Red Cross and the Augusta Country Club.

- Will Harris asked; 4) Will the club be a 501, C, 3?

- Bob Bittar - 4) That is a Federal Form and could be filed at a later date, Articles of Incorporation have been filed with the State of Maine as the Music and Art Coalition of Maine (MACM). The Board of Directors (# 3?) will be making all the corporate decisions, may also have a business manager. Bonnie Harris had an extra copy of Bob's State Application and was given to the CEO.

- Jack Comart – 5) How will guest be allowed in?

- Bob Bittar – 5) Club members will be allowed to sign in guests, fees / dues, membership size will all be determined by the Board of Directors.

- Jack Comart – 6) Will you rent out to other groups?

- Bob Bittar – 6) possible, the fees have not been determined but it could cost around 100K to keep the Music and Art Coalition afloat.

- Will Harris commented – We are not getting any answers different from the last meeting, everything is to be determined!

- Bob Bittar stated that the capacity issue is pending with the SFM, fees will be set by the Board, I will rent the property to MACM, the parking plan is set, membership dues could be every year and in hopes that the numbers will keep the club afloat (#120max?). Hours of operation unknown.

- Jack Comart – 7) What is the # of vehicle parking places shown on the plan?

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- Bob Bittar – 7) 35 vehicles in the parking lot and we may have had ten cars aside the road today.
- Will Harris asked – 8) What happens if the road is blocked by parked vehicles? Will the Fire Chief have to look at this?
- Bob Bittar – 8) The road is about 50 feet wide, parking on one side would still leave plenty of room for vehicles to pass. Signage could be placed to only allow parking on one side.
- Jack Comart stated he would like to get a letter from the Fire Chief.
- Bonnie Harris – 9) Does the property meet plumbing code?
- CEO – 9) The septic system has been installed to meet the requirements of a 7 bedroom single family home having (2) 1,000 gallon cement tanks, which is the same flow rate as a 45 seat restaurant and one tank to be used as a grease trap.
- Bob Bittar – 9) This will not be a 7 day operation like other restaurants, so the flow will be a lot less, bottle water will also be made available.
- Jack Comart – 10) What will be the impact on adjacent property owners?
- Bob Bittar – 10) I don't see how it will? Music, I am sure it will be heard, alongside the traffic noise and will be music for the young and old.
- Jack Comart – 11) lighting?
- Bob Bittar – 11) I am hoping the get some lights on the trail, parking lot will not have lighting that effects the neighbors. All lighting is already on the buildings.
- Bonnie Harris – 12) How can the Board make a decision when things keep changing?
- Jack Comart – 12) The Board has requested more information and the Board may not vote at the next meeting if more information is needed to make a decision.
- Bonnie Harris – 13) Capacity and road condition?
- Will Harris – 13) It is not clear that the standards have been met.
- Jack Comart last words - If it meets the definition of the LUO and site review and we agree it meets the requirements, a land use permit could be issued.

Motion made by James Schmidt to close public hearing, **Second** by Jay Hyland. **Vote** 4-0 in favor. Public Hearing closed at 7:50 pm

Application Requesting Completeness Approval:

1. None

Administrative Items: ALL WERE TABLED TO JUNE 13 MEETING

- **Review of Minutes from 05-9-2018**
- **Review Standard Conditions – LU application – multi/use CEP Permit application**
Tabled to next meeting
- **CEO inspection requirements of the LUO**
Tabled to next meeting

Meeting adjourned at 7:50 pm.

Next scheduled meetings: June 13 & 27, 2018