

READFIELD PLANNING BOARD

Minutes of Wednesday, May 9, 2018

Planning Board Members: Paula Clark; Chair, Jay Hyland, James Schmidt, Andrews Tolman, Don Witherill

Others Attending: Gary Quintal; CEO, Kristin Parks; Board Secretary, Cliff Buuck, Pam Osborn, Bonnie Harris, Will Harris, Robert Bittar, Greg Durgin, Jerry Bley

Meeting called to order at 6:30 pm by Paula Clark.

Application: Public Hearing Required

Torsey Pond Nature Preserve request is to remove and replace existing structures in the Resource Protection Zones with same size, same location structures. The application has been submitted by the Readfield Conservation Commission through Jerry Bley and approved by the Town Manager to waive all related fees; Town Tax Records of 213 Chimney Road on Tax Map 102 / Lot 4 is shown as town owned property.

Public Hearing opened at 6:32 pm.

Jerry Bley gave a brief summary of the proposed project which is to remove and replace existing structures in the Resource Protection Zones with the same size, and location of the structures. All old materials will be removed off site. The lower bridge is included in the current application.

No Public Comments.

Motion made by James Schmidt to close the Public Hearing, **Second** by Jay Hyland. **Vote** 5-0 in favor.

Public Hearing closed at 6:39 pm.

Motion made by Andrews Tolman to approve the application as complete with standard conditions, **Second** by James Schmidt. **Vote** 5-0 in favor.

Application Requesting Completeness Approval:

1. A request has been made by Bethany and Shawn Wells of 30 Sunrise Drive (Tax map 103/Lot 35 & 37) to change the Restrictive Covenants recorded at Kennebec County Register of Deeds starting in Book 3884 on page 177 for Fogg Farm Homestead West Subdivision. The covenant requesting change is on page 186, #7. Animals. The owners are requesting the change due to the fact that all farm animals kept on the property are for personal consumption only and household pets shall not be kept on the property unless housed within the home. They are requesting a change to allow companion animals like horses.

- **Application Withdrawn**

READFIELD PLANNING BOARD

2. 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 (LUO def. pg. 119). A community club is a permitted use (LUO pg. 35) requiring planning board approval.

- Paula Clark gave a brief review of the application.
- Bob Bittar summarized his application. A non-profit organization where focus is on music and establishes a place where culture and music can be available to those who become members. Possibility of even having a small childrens theater. There are 3 structures: the Bar, Restored House and the Intermediate area which houses the kitchen and bathroom areas. There would be membership requirements where there is a yearly membership fee, rules, guest privileges and Board of Directors.
- Planning Board reviewed the definition of a Community Club. Bob Bittar said it would be more like a "Music Society" with events, fundraisers, attract musicians and artists so they can perform and a place for younger musicians to perform that is a fit place for them to play in.
- The building(s) are not winterized and will be only be open for seasonal use. The front of the barn is not insulated but the rest of the barn is. The area that faces Old Kents Hill Road is sound proofed and insulated to reduce noise travel.
- The nights that they are open would be limited to 3 to 4 nights a week, possibly Wednesday thru Saturday. When they are open food and drinks will be served at all times.
- The parking area would be on the property located on Map 120 / Lot 017. It is unknown the number of people the barn can hold compared to the number of parking spaces. Parking lot architect drawing has 35 spaces. Suggested to have the full scale plan of the parking lot available at the public hearing.
- **Motion** made by Andrews Tolman to approve the application as complete, notify abutters, schedule public hearing and schedule site visit, **Second** by Don Witherill. **Discussion:** Site visit scheduled for June 6 at 5:30 pm followed by the Public Hearing at 6:30 pm at Gile Hall. **Vote** 5-0 in favor.

Administrative Items:

- **Review of Minutes from 04-25-2018**
Motion made by Andrews Tolman to approve the minutes of 4-25-2018 meeting as amended, **Second** by Jay Hyland. **Vote** 3-0-2; abstained by Don Witherill & James Schmidt due to be absent at last meeting.
- **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 8:21 pm.

Next scheduled meetings: May 23 & June 13, 2018