

READFIELD PLANNING BOARD

Minutes of Wednesday, June 27, 2018

Planning Board Members: Paula Clark; Chair, Jack Comart, William Buck, Jay Hyland, Don Witherill, Emily Roderick, James Schmidt

Others Attending: Gary Quintal; CEO, Kristin Parks; Board Secretary, Elliot Thayer, Sandra Levis, Jeanne Ferguson

Meeting called to order at 6:34 pm by Paula Clark.

Application:

1. None

Application Requesting Completeness Approval:

1. Tom and Katie Baker have submitted a Land Use Application to construct a new structure at 100 Nobis Point (Map 140 / Lot 27). The Planning Board allowed a demo permit on July 12, 2017 to remove the remaining structure that was destroyed by over 50% of its value and any hazardous trees. The new requested structural footprint is outside the 25 foot no build zone. An approved PBR (permit by rule) from DEP dated 7/18/17 was received by the Town.
 - Elliot Thayer; Thayer Engineering (acting agent on behalf of the Bakers) gave a brief review of the application that is requesting completeness. They are separate lots and not a subdivision. The new residence and shed will have the same footprint as the former cottage of 1,197 square feet and will be located more than 25 feet from the high water mark compared to the old cottage that was at 12 feet. The new building will be above the 100 year flood elevation and outside the 100 year flood zone. There are no wetlands with very rocky, fine sandy loam. There will be a new septic system and drilled well. Old one will be abandoned. No vegetation is being removed as all burned/destroyed trees were removed in 2017 after the fire. A 2 foot boulder retaining wall will be placed.
 - Suggested by the Planning Board to show a landscaping plan. Native shrubs and trees are preferred. Also need to look into the set back requirements from Nobis Point Road.
 - **Motion** made by Jack Comart to find the application as submitted complete, notify abutters, plan a site visit and schedule a public hearing. **Second** by Jay Hyland. **Vote** 7-0 in favor.
 - Site Visit and Public Hearing scheduled for Wednesday, July 11. Meet at Town Office at 5:30 pm to head to site visit at 5:45 pm at 100 Nobis Point Road with Public Hearing following at 6:30 pm at the Town Office.

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Administrative Items:

- **Review of Minutes from 06-13-2018**
 - **Motion** made by James Schmidt to approve the minutes of 06-13-2018 meeting as amended; **Second** by Jack Comart. **Vote** 5-0-2; abstained by William Buck & Emily Roderick due to not being at last meeting.
- **Review Standard Conditions – LU application – multi/use CEO Permit application**
 - Review and Discussion by Planning Board
- **CEO inspection requirements of the LUO**
 - Review and Discussion by Planning Board

Meeting adjourned at 7:41 pm.

Next scheduled meetings: July 11 & 25, 2018