

# READFIELD PLANNING BOARD

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## Minutes of Wednesday, October 23, 2019 - Approved

**Planning Board Members:** Paula Clark (Chair), Jack Comart (Vice Chair), James Schmidt, Jay Hyland, Don Witherill, Charles “Ed” Bergman, William Buck

**Others Attending:** Travis Gould (CEO), Kristin Parks (Board Secretary), Eric Dyer (Town Manager), Peter Davis, Deb Doten, Ron Bellevance (Contractor)

Meeting called to order at 6:00 pm by Paula Clark

### Old Applications:

#### 1. Readfield Fire Department Expansion

- Application was completed on Building Permit Form; needs to be resubmitted on Site Review Form. Abutters need to be notified.
- Eric Dyer gave an update on requested information from previous meeting. He does have the deed showing that the town owns the property and the septic system agreements. 2 of the 3 abutters have the agreements, 1 was never submitted to the registry of deeds. A tentative construction schedule is to have the full engineering plans by Friday (10-25-19), bids late November/early December with construction starting in the spring.
- **Motion** made by Jack Comart to table application pending that a new application be submitted on correct form (Planning Board Site Review Form), notify abutters and schedule public hearing, **second** by Don Witherill. **Vote** 7-0 in favor.

#### 2. Anthony Parisi to raise camp 3ft and install basement

- Application was completed on Building Permit Form; needs to be resubmitted on Site Review Form. Abutters need to be notified.
- Planning Board asked for elevation drawings with the finished height of the building once lifted/additional dimensional information/sketches of project.
- No evidence on file if the property was a seasonal conversion or always been a year round residence. Current septic system dated 2001.
- Site visit was held tonight at 5:00 pm at the property located at 52 Torsey Shores Road and considered complete.
- **Motion** made by Jack Comart to table application pending that a new application be submitted on correct form (Planning Board Site Review Form), notify abutters and schedule public hearing, **second** by James Schmidt. **Vote** 7-0 in favor.

### New Application:

#### 1. None

### Administrative Items:

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## 1. Discussion on Solar Panel

- The LUO doesn't address solar panels in much detail – closest category they fall under is Essential Services. Suggested to look into more information on updating the LUO to specify solar panels as structures and if they need Planning Board Review or just CEO Review along with forms to be submitted and taxation. Discussed if project would fall under commercial industrial project and if they are to be considered residential or commercial areas along with placement of solar panels (on roof or in field). Since less than 5000 square feet does not fall under commercial industrial project.
- Peter Davis, owns Pine Tree Veterinary Hospital in Augusta and has property on Church Road/Fogg Road. He would like to run a solar array in his field that is 97 feet long/2 rows/120 panels total. Location would be the North side of the first field. They are non-motorized panels and will produce between 44-59 kilowatts of energy.
- **Motion** made by James Schmidt to allow the CEO (with consultation of Town Manager) to make the decision on this project and if the complexity warrants that they make recommendation for Planning Board review on future projects, **second** by Jack Comart. **Discussion:** Does require a building permit to be submitted. **Vote** 7-0 in favor.

## 2. Discussion on State Marijuana Policy and local regulatory consideration

- Paula Clark gave a brief review/update. Jack Comart developed an outline from a meeting that was held with the Town Attorney, Eric Dyer, Paula Clark and himself. Paula Clark put the outline into LUO language. Brief discussion amongst Planning Board; Paula will continue to work on draft and review at next meeting.

## 3. Review and discussion on Article 10 Road Standards amendment, no less than 15 inches in diameter for driveway culverts to 12 inches diameter driveway culverts

- Recommendation by town maintenance to reduce the culvert size from 15 inches in diameter to 12 inches (Article 10, Section 5, A.5). Would require less air access causing culverts to last longer. Brief discussion by Planning Board to look into.

## 4. Review of Minutes from August 28, 2019 & October 9, 2019

- August 28 minutes: Hold to be approved at next meeting
- **Motion** made by Jay Hyland to approve the minutes of October 9, 2019 meeting as presented, **Second** by William Buck. **Vote** 5-0-2; abstained by Jack Comart & Paula Clark due to being absent at last meeting.

Meeting adjourned at 7:46 pm.

Next scheduled meeting(s): Wednesday, November 6, 2019