

READFIELD PLANNING BOARD

Minutes of Wednesday, May 13, 2020 – *Approved 07-15-2020*

Planning Board Members: Paula Clark; Chair, Jack Comart; Vice Chair, Ed Bergman, William Godfrey, Jay Hyland, and Don Witherill; **Excused Absence:** William Buck

Others Attending: Travis Gould; CEO, Kristin Parks; Board Secretary, Scott & Dawn Morash, Shawn (Dirigo Surveying), Alan Williams, Cole Peters, Gino Giumarro, Carter McCann

All votes will be done by roll call of the Planning Board due to meeting conditions.

Meeting called to order at 6:32 pm by Paula Clark

New Application:

1. Scott & Dawn Morash – 111 Mayo Road
 - Scott & Dawn Morash would like to replace existing home with new home, further back from the water and add an attached garage. A review of the power point presentation that was supplied to the Planning Board was done. The current setback is 15 feet from the high water mark; new setback would be 75 feet. They are looking for a variance for the garage due to the road setback; Planning Board does not have the authority. They have to go to the Board of Appeals.
 - A review of the square footage and height restrictions by the Planning Board. There are some issues with these areas along with side/road setbacks when looking at the LUO.
 - The Planning Board is unable to proceed without a decision from the Board of Appeals on the variance. CEO to work with Dirigo to go forward with the Board of Appeals process. The Planning Board is unable to do a completeness application approval at this time due to the issued discussed.
 - **Motion** made by Jack Comart to find the applications as incomplete, **second** by Bill Godfrey. **Vote** 6-0 in favor.
2. Janet & Richard Parkhurst represented by Alan Williams – 11 North Campers Point Road
 - The Parkhurst's would like to place a 28' x 40' concrete foundation under their existing home. The maps at the Town Office were too big to scan in so Alan will get sized reduced and submit as requested by the Planning Board. The structure will stay the same height and will not be moved, just placing the foundation underneath to stabilize. No changes at all to the structure. They are unable to move the building back due to the railway, well and septic.
 - **Motion** made by Jack Comart to find the application complete, schedule Public Hearing, notify abutters, and schedule site visit. **Second** by Ed Bergman. **Discussion:** Site visit on 5/27/2020 at 5:45 pm followed by Public Hearing at 6:30 pm. Practice social distancing. Smaller maps to be supplied to Kristin Parks and passed on to Planning Board. **Vote** 6-0 in favor.

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3. Syncarpha Solar LLC – 368 Main Street

- Brief review of the project by Carter McCann of Syncarpha. Ground mounted solar arrays 15' x 10' max; quiet, not a lot of noise, no contamination, cameras on site to monitor, maintenance is done twice a year, and all fenced in and have emergency shutoffs. Fence 7-8' high, chained linked. Town Residence can by credits and are able to save on their energy bills making it a community project. No wetlands will be disrupted.
- Gino Giumarro from Power Engineers gave a brief review of the materials in the packet. DEP Applications was done on April 17, 2020 and submitted to the town. Planning Board would like more information (square footage of structures/Bond information/CID zone determination/decommissioning cost information).
- Discussion amongst the Planning Board on the process of this type of project and if needing to go to Town Meeting for approval.
- The view from the road of the solar panels will be visible with low trees/shrubs planted. The existing buildings and farming will stay the same with the panels on the opposite side.
- **Motion** made by Don Witherill to table and take up application at next scheduled meeting. **Second** by Jay Hyland. **Vote** 5-0 in favor (Ed Bergman lost connection).

Administrative Items:

- Minutes tabled until next meeting

Meeting adjourned at 8:30 pm by Paula Clark

Next scheduled meeting(s): Wednesday, May 27, 2020