

## **READFIELD PLANNING BOARD**

Minutes recorded by Kristin Parks, Board Secretary - Edited by CEO

Approved Minutes Page 1

### **Minutes of Wednesday, July 11, 2018**

Planning Board Members: Jack Comart, William Buck, Jay Hyland, James Schmidt, Don Witherill

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

Meeting called to order at 6:37 pm by Jack Comart.

#### **Application:**

1. Site visit at 100 Nobis Point – 5:30 car pool from Town office, 5:45 at site.

- Attendance at site visit: Jack Comart, William Buck, Jay Hyland, James Schmidt, Don Witherill, Gary Quintal, Sandra Levis, Jeanne Ferguson, and Elliot Thayer
- 40 minutes spent at the site visit.

2. Public Hearing – 6:30 at Town Office.

- Public Hearing opened at 6:37 pm.
- No public comments.
- Motion made by Jack Comart to close the public hearing. Second by Don Witherill. Vote 5-0 in favor.
- Public Hearing closed at 6:38 pm.

3. Tom and Katie Baker have submitted a complete Land Use Application on June 27, 2018 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 to remove any hazardous trees. An approved PBR (permit by rule) from DEP dated 7/18/17 was received by the Town. The new requested structural footprint is outside the 25 foot no build zone.

- No review of site visit Discussion regarding the proposed shed and why it is unable to be moved back. Setbacks from the water and road are an issue.
- Landscaping plan was presented and reviewed. Property owners do not want to disturb anything else as there was a lot of damage previously done from the fire. Plan is to plant native shrubs and keep the forest floor (pine needle ground covering). No grass planting. Suggested by planning board to make sure there is no erosion from the runoff of the house. Erosion control berms to help with the runoff. No gutters are planned. Landowners are going to use crushed rock to help with filtration of water runoff.

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- New septic system and well to be installed and septic system is more than 100 feet from the water. Old ones will be abandoned. Discussion on the number of trees that would have to be removed to complete the septic system.
- The Authorized Agent for the Landowners removed the proposed shed from the application, understanding that the LUO setbacks could not be met.
- Motion made by Don Witherill to approve the reconstruction of the house but not the proposed shed with standard conditions and the following conditions: mulch could be used where vegetation covering has been disturbed and stone drip edge filtration shall be used to control roof run-off. Second by James Schmidt. Discussion: A DEP permit is required. Vote 5-0 in favor.

#### Application Requesting Completeness Approval:

None

#### Administrative Items:

Review of Minutes from 06-27-2018

- **Motion** made by James Schmidt to approve the minutes of 06-27-2018 meeting as amended, **Second** by Jack Comart. **Vote** 5-0-0 in favor.

Meeting adjourned at 7:09 pm.

Next scheduled meetings: July 25 & August 8, 2018

**Minutes approved 8-8-2018**