

# READFIELD PLANNING BOARD

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## Minutes of Wednesday, April 8, 2020

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

**Others Attending:** Travis Gould; CEO, Kristin Parks; Board Secretary, Eric Dyer; Town Manager, Carol Clark, Chad Clark, Patricia Prescott, Trevor Robinson, Shelea Robinson, Jim Coffin; Engineer

Meeting called to order at 6:31 pm by Paula Clark

- Welcome to William “Bill” Godfrey to the Planning Board (will not be an active voter at tonight’s meeting, still has to be sworn in)
- All votes will be done by roll call of the Planning Board due to meeting conditions.

**Public Hearings:** To receive comments regarding proposed changes to the Land Use Ordinances

Public Hearing for the Readfield Fire Station opened at 6:32 by Paula Clark

- Mr. Dyer gave a brief update on the Fire Station Expansion; Equipment Bay (extra storage for the fire and rescue equipment) and Multi-Use Area (meeting and training area).
- Jack Comart asked about the septic system and made a recommendation that someone is the responsible party in case something goes wrong. He also asked the condition of the septic system.
- Don Witherill questioned the current leach field; the engineer said that they were updating with a new design.
- No public comments
- **Motion** made by Jack Comart to approve the application as amended; applicant fully responsible for maintenance of the sewer and standard conditions, **second** by Ed Bergman. **Vote** 5-0 in favor.

**Motion** made by Jay Hyland to close the public hearing at 6:49 pm, **second** by Don Witherill. **Vote** 5-0 in favor.

Public Hearing for the Balsam House opened at 6:50 pm by Paula Clark

- Jim Coffin, representing the Balsam House gave a brief review; building a 3,550 sf addition onto their existing residential care facility. A total of 16 beds available and a new parking area with 12 spaces included along with a meadow buffer to treat phosphorus. He reviewed the letter included in the packet from Daniel Salisbury (owner) regarding questions and concerns from last application.
- Patricia Prescott, abutter, asked if there was something different being done with the driveway as it is on sharp corner. Fire Chief, Lee Mank, has already approved the updated driveway conditions and they are all safe and follow the guidelines.
- Jack Comart asked if the solid waste area was going to be fully screened in and not noticeable to road and abutters. Jim Coffin said they have plans to have plantings along the road and parking lot.
- Chad Clark had questions on the boundary lines as it looks like there may be a couple spaces over the line. Jim Coffin will clarify the boundary line and follow up with Chad Clark via phone.

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- Jack Comart asked how close the two spaces were to their property line. Jim Coffin said 1.42 feet to the corner.
- Suggested to take off the addition of those two parking spaces to get approval at tonight's meeting.
- Chad Clark would also like to see screening along the boundary lines on the North of the property. They will be planting evergreens.
- The Robinsons live across the street at 255 Gorden Road and are concerned on the light screening to their property and if there will be light barrier in place. They already have this proposed in the application to prevent any unnecessary light interference with abutters. They will be planting assorted trees and shrubs. They feel the current lighting feels intrusive. Jim Coffin will make sure all lighting meeting the LUO standards.
- The Robinsons are also concerned with the sharp corner and parking lot entrance on the south side. They are widening it out 24 feet (approved by Fire Chief). Jim Coffin to follow up and send the requested information to abutters.
- Chad Clark asked about an ordinance on the time/hours of construction.
- The Robinsons would like to know how to get updates from the town regarding the project. Jack Comart mentioned that due to the plantings mostly being evergreens to be aware there is a snowmobile trail in that area.
- Jim Coffin did confirm that Cobbossee Watershed has approved this project.
- **Motion** made by Jack Comart to approve the project as amended; additional information will be provided by Jim Coffin, full screening of solid waste from the public view, plantings of evergreens along the East side of the road/parking lot area along the road as well as the North side abutting the Clark's property, the removal of the 2 parking places next to the Clark's boundary line, construction hours to be set weekdays between 7:00 am – 6:00 pm and standard conditions of approval apply as well, **second** by Jay Hyland. **Discussion:** Amended plan to be submitted to Travis Gould, CEO reflecting the changes. **Amended motion** by Jack Comart to add to original motion that the reflected changes to the amended plan be submitted to Travis Gould, CEO, **second on amended motion** by Jay Hyland. **Vote on amended motion** 5-0 in favor; **vote on original motion** 5-0 in favor.

**Motion** made by Jay Hyland to close the public hearing at 7:25 pm, **second** by Don Witherill. **Vote** 5-0 in favor.

**Old Applications: None**

**New Application: None**

**Administrative Items:** Mr. Dyer let the Planning Board know that Travis Gould has accepted a new position at a closer town office to his residence and will be leaving in the next few months.

Meeting adjourned at 7:29 pm

Next scheduled meeting(s): Wednesday, April 22, 2020