

# READFIELD PLANNING BOARD

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## Minutes of Wednesday, January 13, 2021

**Planning Board Members:** Paula Clark; Chair, Jack Comart; Vice Chair, William Godfrey, Jan Gould, Don Witherill and Henry Clauson

**Others Attending:** Clif Buuck (CEO), Kristin Parks (Board Secretary), Jonathan Varney, Mary Denison, Robert Bistras, John Cushing

Meeting called to order at 6:30 pm by Paula Clark.

### New Application:

#### 1. Jonathan Varney/Jennifer Poulin, represented by Mary Denison:

##### **Request for minor modification to Lot 1, Trefethen Subdivision: Map 112/Lot 010**

- Mary Denison gave a brief introduction on the minor driveway modification. This is a 4 lot subdivision. The owners would like the driveway further down the road than originally planned. There will be no other changes to the building plans. Question on if lighting would be an issue to abutters.
- Robert Bistras, abutter at 21 Rodrique Lane is concerned with loss of privacy and lighting interference and the ambiguity between properties and if too close if there would be blocked access to his driveway. He asked for a compromised location, possibly 75-100 ft. closer to P Ridge Road and the proposal of an additional buffer.
- Jonathan spoke that if they were to move the driveway it would cost \$3,000-\$6,000 more and they would like to stay away from P Ridge as much as possible. He is willing to put up buffers and also work with abutters on an agreement. He is going to reach out to all neighbors and come back to next meeting on January 27<sup>th</sup> with the results.
- Bistras and Varney agreed to meet together in the coming days to and return with a negotiated plan.
- Clif to check the original subdivision plan conditions of approval for any conflict with the request. The driveway was measured yesterday, 1-12-2021 for 911 purposes.
- **Motion** made by Jack Comart to schedule the public hearing for January 27<sup>th</sup>, notify subdivision abutters and waive site visit, **second** by Henry Clauson. **Vote** 6-0 in favor.

#### 2. John Cushing:

##### **Application for change/expansion of use for his business located at 32 Roddy Lane**

- John Cushing would like to expand his property at 32 Roddy Lane to accommodate his construction business: Cushing Construction LLC.
- Clif presented a memo to the Planning Board explaining the current situation. The lot has been used for various commercial purposes since 1980, including a junkyard, but the use did not become non-conforming until 2010 when the property was rezoned from Rural to Rural Residential.

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- Discussion amongst the Planning Board on the memo and the zoning issues. The PB might want to consider re-zoning it back to Rural in the future but for now, it may be eligible for up to a 100% expansion.
- Google Earth in 2010 shows images from that time and John was asked to construct a list of when buildings and other developed areas were constructed and when the junkyard was there. Questionable if the property is at 100% expansion already.
- **Motion** made by Jack Comart to find the application complete, schedule public hearing, notify abutters, waive site visit subject to John figuring out when/where modifications to the property were done and if before or after 2010 and to see if the property is at 100% of developed area in accordance with the 100% expansion rule in Article 3, Section 5B, **second** by Henry Clauson. **Vote** 6-0 in favor.

### Administrative Items:

- Review of Minutes
  - **Motion** made by Jack Comart to approve the minutes of September 9, 2020 as amended, **second** by Bill Godfrey. **Vote** 5-0-1, abstained by Henry Clauson due to not a member at the time.
  - Henry asked if perhaps minutes could be sent out electronically prior to future meetings.
- Continued review to proposed revisions to Land Use Ordinance

Meeting adjourned at 8:05 pm by Paula Clark