

READFIELD PLANNING BOARD

Minutes of Wednesday, February 10, 2021

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

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

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

Public Hearings:

1. John Varney/Jennifer Poulin: Application is for a minor modification to Lot 1 of the Trefethen Subdivision, Rodrique Lane, adjacent to the P Ridge Road. The applicant requests to modify the location of the driveway entrance into lot 1. The lot is identified on the Assessor's map 112, as lot 010. The application was first heard by the Board on January 13, 2021.
 - Public hearing opened at 6:32 pm by Paula Clark
 - Brief introduction/update by Mary Denison and Jonathan Varney. Mary, Jon and Jennifer Poulin met with the property abutters and they agreed on the proposed driveway location and agreed it is adequate with no issues. Robert agrees with Jon that it was a very productive meeting and his concerns were addressed. Abutter Don Plourde also agreed.
 - Jack asked if the driveway remains where it is if the site plan needed to be fixed. Mary suggested she prepare and record with the Registry of Deeds a document against the subdivision plan describing the driveway relocation and that it will not change in the future without Planning Board approval.
 - **Motion** made by Henry to close the public hearing at 6:39 pm, **second** by Bill G. **Vote** 7-0 in favor.

Motion made by Jack to approve the application; amend the subdivision plan change to the Varney driveway with a recorded document as proposed by Mary with the condition that any further changes would be subject to Planning Board review, **second** by Bill B. **Vote** 7-0 in favor.
2. John Cushing: Application for expansion of existing non-conforming commercial use located in the Rural Residential district. The lot is identified on the Assessor's map 108, as lot 007. The application was first heard by the Board on January 13, 2021.
 - Paula gave a brief update before opening the public hearing at 7:00 pm and summarized the 100% expansion rule for non-conforming commercial uses (100% expansion rule, Article 3, Section 5B).
 - Update by Clif and John. Clif stated that the photos submitted from 2018 are the latest photos (none from 2020) and that there are no changes since 2018. He used the Google measuring tool to calculate the developed areas on the property. In 2010 there was 0.81 acres developed and in 2018 there was 1.39 acres. The developed area has not changed/ increased since 2018. The sand/salt shed will be within the developed area. Personal home not included. John could expand to 1.62 acres with planning board approval.

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- **Motion** made by Henry to approve the application for the sand/salt shed as a nonconforming expansion within the existing developed area which now totals 1.39 acres with 100% developed area being 1.62 acres and to change permitted use of property from junkyard to service business. **Motion withdrawn** by Henry.
- **Motion** made by Don to approve the application, change of use from junkyard to business service for Cushing Construction LLC with expansion of developed area from 0.81 acre in 2010 to 1.39 acres in developed area today that includes the proposed sand/salt shed, parking/service areas and other buildings after-the-fact (3 sided storage building, slab and pole barn) built before 2010; and, a finding of fact by the PB that this change of use has no greater adverse impact than the former use, **second** by Bill G. **Discussion:** Notice of Decision to be recorded within 90 days from the date of decision at the registry of deeds. **Vote** 7-0 in favor.
- **Motion** made by Bill B to close the public hearing, **second** by Don. **Vote** 7-0 in favor.

New Application:

1. Aaron Neily; application is for indoor cannabis cultivation and associated retail medical dispensary at 1146 & 1150 Main Street; Assessor's map 120, lots 85/86
 - Aaron Neily gave a brief description on his proposed application. He would like to have an indoor cannabis cultivation and retail medical dispensary and is asking for a waiver to the 75-ft. setback requirement from a lot line for cannabis cultivation as outlined in the Land Use Ordinance. The retail portion of the business would be in the building with the brick façade. He has a lease for both buildings and was asked if the parking area was included in the lease. Paula stated there are two separate components to the application: cultivation and retail, with two separate ordinance provisions to consider.
 - Discussion by the Planning Board and areas on the lease needs to be updated, modified with parking issues and cleaned up as the lease is expiring soon. It was noted that the lease submitted does not permit commercial uses. Major discussion on odor control and the system that he would be installing, issues if a power outage happens and if an on demand backup generator is on premises and use of water where the property is part of the water district area. Also, discussion on other ordinance review criteria related to this subject.
 - No motion made on application.

Administrative Items:

- Continue review of proposed revisions to Land Use Ordinance & Draft Solar Ordinance

Meeting adjourned at 9:30 pm by Paula Clark