

Town of Readfield

Minutes of the Planning Board for 9/23/2020

Meeting called to order at 6:33 p.m.

**Baudo Application.** Set for Public Hearing prior to PB completeness determination. (CEO made preliminary finding of completeness.) PB determined not ready for public hearing based on current application's lack of completeness.

Paula provided options: Find application complete subject to conditions; find application incomplete.

Abutter Tom Wilson presented information about his understanding about what ordinance allows for expansion and set backs.

After discussion, Jack Comart made motion, seconded by Don Witherall, to find the application complete, subject to the following needed submittals, notification of abutters, hold a public hearing and conduct a site visit.

1. Need review from Cobbossee Watershed District;
2. Need a detailed and accurate site plan, including deck location and distance from HWM, set backs, height of proposed structure, etc. .
3. Need for erosion control and stormwater management plans.
4. Need total floor area calculation, lot coverage calculation and height determination.

Motion passed, unanimous. Site visit set for October 14<sup>th</sup> at 5:15 p.m.

**Smart Application:** New application. Completeness determination. Jim Coffin, site engineer presented application. Current house is 55 feet from HWM. Proposed house will be 89 feet from HWM. Bill Monagle from Cobbossee has been contacted. Moving house further back means more removal of large trees. After further discussion, Jack Comart made a motion (Don Witherall seconded it) to find the application complete, notify abutters, set a public hearing, do a site visit and request Cobbossee report prior to the public hearing. Vote in favor: unanimous. Site visit set for October 14<sup>th</sup> at 4:45 p.m.

**Syncarpha Solar LLC.** Continuation of Public Hearing. No decision to be made tonight. Syncarpha representatives present: Cole Peters, Drew, Carter, Ryan, Brian, etc.

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Minutes done by Jack Comart

Minutes approved 03-10-2021