

# READFIELD PLANNING BOARD

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## Minutes of Wednesday, February 24, 2021

**Planning Board Members:** Paula Clark (Chair), Jack Comart (Vice-Chair), William Buck, Henry Clauson, William Godfrey, Jan Gould, Don Witherill

**Others Attending:** Clif Buuck (CEO), Kristin Parks (Board Secretary), Eric Dyer (Town Manager), Rosalea Kimball, Nancy Durgin, Arthur Caulkin, Jim Tukey, John Perry

Meeting called to order at 6:32 pm by Paula.

### New Application:

1. **Arthur Caulkin:** Application is for a revision to the Balsam Ridge Subdivision to pivot the lot line between lots 7 & 8 and to change the driveway entrance into the proposed new lot 8. The lots are identified on the Assessor's map 127, as lots 004-7 and 004-8.
  - Arthur is the property owner of lots 5, 7 and 8. He just purchased lot 8 and there is not a lot of road frontage on lot 7 so would like to change the lot line for better driveway access. No new lots will be added.
  - Consensus of the Planning Board to go with a new application process and Cliff to work with applicant and place on agenda for next meeting.
2. **Readfield Union Meeting House (Jim Tukey, agent):** Application is for the use and modifications to the former Episcopal Church building (Vestry) as a community facility located on the same lot as the Meeting House at 22 Church Road, identified on the Assessor's map 120 as lot 034.
  - Jim Tukey gave a brief update on the project. They would like change of use and modifications to the Union Meeting House by changing from a storage/occasional meeting place to a community facility with the possible addition of a second bathroom. They would like to look at both buildings and focus on the use of both of them together.
  - **Motion** made by Jack to approve the application as complete, schedule the public hearing, notify abutters and waive the site visit contingency of the following: need to have a more added detailed descriptions of both building uses as community building, how it fits into the definition of a community center, additional look at the septic system design, and be ready for questions at the public hearing on noise, parking etc., **second** by Don. **Vote** 7-0 in favor.

### Administrative Items:

- Continue review of proposed revisions to Land Use Ordinance
- **Motion** made by Jack to approve the minutes from January 13, 2021 as amended, **second** by Henry. **Vote** 6-0-1, abstained by Bill Buck as he was absent.
- **Motion** made by Henry to approve the minutes from February 10, 2021 as amended, **second** by Bill Buck. **Vote** 7-0 in favor.

Meeting adjourned at 8:29 pm.