

READFIELD PLANNING BOARD

Minutes of Wednesday, November 17, 2020

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

Others Attending: Jaime Hanson (CEO), Kristin Parks (Board Secretary), Randall Craig & Wife, Jeff Allen (Engineer Council)

Meeting called to order at 6:35 pm by Paula Clark.

New Application:

1. None

Old Application:

1. **Public Hearing:** Randall Craig at 90 Cove Road (140-037-001) has applied to replace the foundation of the existing dwelling in the SR Shoreland zone with the same type (concrete pad).
 - **Public hearing opened** at 6:37 pm by Paula.
 - Site Visit at 4:00pm. All Planning Board members in attendance minus Paula. Bill Monagle present at site visit as well.
 - Jeff Allen gave a brief overview on project. 1940's camp and are proposing a new foundation of precast concrete pads and raising 18-24" for better support and stabilization. They will have silk fencing between the camp and lake with limited disturbance and no excavation or soil disturbance. The land is very flat so rain/storm water will run off in lake or stream.
 - Jack asked on clarification on lot size and location. Recently surveyed for 2.34 acres and 1.87 acres indicated on application.
 - Planning Board looking at greatest practical extent in LUO. Jeff mentioned that if they were to move the location of the camp it would make the structure more nonconforming than the current location. There would be more erosion and pollution if to move the camp.
 - Septic system doesn't show up on any designs or pictures. The septic system is right behind the camp.
 - No public comments
 - **Motion** by Henry to close the public hearing, **second** by Don. **Vote** 7-0 in favor.
 - **Motion** made by Jack to approve the application as complete and that it meets the greatest practical extent requirements due to the location of the septic, travel way, stream and moving wouldn't change much and that the application is subject to standard conditions, additional height not to exceed 2 feet and permit to be recorded with the registry of deeds, **second** by Bill G. **Discussion:** Silk fence to be installed and placed further up to protect small stream and remain onsite for the duration of construction and properly maintained. **Vote** 7-0 in favor.

Administrative Items:

- None

Meeting adjourned at 7:00 pm by Paula Clark