

READFIELD PLANNING BOARD

Minutes of Wednesday, March 10, 2021

Planning Board Members: Jack Comart (Vice Chair), Bill Buck, Bill Godfrey, Jan Gould, Henry Clausen, Don Witherill

Excused: Paula Clark (Chair)

Others Attending: Clif Buuck (Interim CEO), Kristin Parks (Board Secretary), Richard Green (New CEO), Eric Dyer (Town Manager), Grace Keene, Cricket, Blouin, Jim Tukey, Rosalea Kimball, Arthur Calkin, John Perry, Arsalan Akbari

Meeting called to order at 6:31 pm by Jack.

Public Hearings:

1. Proposed revisions to Land Use Ordinance for Town Meeting warrant, June 8, 2021

Public Hearing opened at 6:32 pm

- No Public Comments
- **Motion** made by Henry to close the public hearing, **second** by Bill B. **Vote** 6-0 in favor.
- **Motion** made by Henry to recommend the changes to the Land Use Ordinance to the Select Board with Planning Board approval to be placed on the June 8, 2021 warrant, **second** by Bill B. **Vote** 6-0 in favor.

Arsalan Akbari was present for the meeting for a brief discussion on land located at Map 106/Lot 002 regarding re-zoning the lot back to rural residential so they can market it openly for some reasonable uses other than academic purposes.

2. Readfield Union Meeting House: Application is for the modifications and uses for the Meeting House and Vestry complex as a community center located at 22 Church Road. The application was first heard on February 21, 2021.

- Brief update/recap by Jim Tukey. Amendment to the application/change of use.

Public Hearing opened at 7:12 pm

- Cricket said it was a great thing for the Town of Readfield and for the Union Meeting House.
- Rosalea is an abutter and member of the UMH and supports the project.
- Inquiries on uses for indoor and/or outdoor use.
- **Motion** made by Don to close the public hearing at 7:23 pm, **second** by Bill G. **Vote** 6-0 in favor.
- **Motion** made by Don to approve the application as amended subject to standard conditions as well as no on street parking without town permission, clarify in NOD on outdoor activities, hours of operations and noise level, **second** by Bill B. **Discussion:** NOD to be done by Jack and Paula. **Vote** 6-0 in favor.

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New Application:

1. **Arthur Calkin:** 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 location into lot 8. The lots are identified on the Assessor's map 127, lots 004-7 and 004-8.
 - Brief update/recap by Arthur – lot change for more room and driveway entrance.
 - **Motion** made by Henry to find the application complete, schedule public hearing, notify abutters/lot owners in subdivision and waive site visit, **second** by Bill G. **Vote** 6-0 in favor.

Administrative Items:

- **Motion** made by Don to approve the minutes from September 23, 2020 as submitted, **second** by Jan. **Vote** 4-0-2, abstained by Bill G and Henry.
- **Motion** made by Jan to approve the minutes from November 17, 2020 as submitted, **second** by Bill G. **Vote** 5-0-1, abstained by Don.
- **Motion** made by Bill B to approve the minutes from February 24, 2021 as submitted, **second** by Jan. **Vote** 5-0-1, abstained Don.
- Future meeting schedule options; Meetings to be changed to the 2nd and 4th Tuesdays of the month.

Meeting adjourned at 7:42 pm.