

# READFIELD PLANNING BOARD

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## Minutes of Wednesday, October 14, 2020

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

**Others Attending:** Jaime Hanson (CEO), Kristin Parks (Board Secretary), Jim Newton, Jerry Bley, Jim Coffin, Cindy Smart, Tom Wilson, Cole Peters, Carter McCann, Dean Sciaraffa

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

There were site visits before meeting at 4:45 pm & 5:15 pm.

### Public Hearings:

1. **Cyndie Smart:** Located at 116 Packard Shores Road (140-070) has applied for removal of existing non-conforming structure and placement of a more conforming structure in SR Shoreland zone on Maranacook Lake
  - The abutters were notified for the wrong address/site visit address (Packard Shores not Greene's Way). The storm water information was received today.
  - No one present for the Smart public hearing so didn't open. Will be scheduled for October 28, 2020.
2. **Nathan & Mary Baudo:** Located at 7 Colony Road (134-066 & 134-067) have applied for expansion of a non-conforming structure in RP Shoreland zone on Maranacook Lake.
  - No representatives for Baudo present. Number of issues with the application.  
**Public Hearing opened** at 6:51 pm by Paula.
    - There is a new plan for a 1 story house with no plans with the deck as it will change the square footage. Need site plan with all building envelopes shown along with square footages (existing and proposed), erosion control plan and storm water management plan.
    - Tom Wilson; abutter, has no concerns.**Public hearing closed** at 7:08 pm.
  - **Motion** made by Don to continue the public hearing at a future meeting, **second** by Bill G. **Vote** 6-0 in favor.

### Old Application:

1. **Syncarpha Solar LLC:** Install a 4.95 Meg Watt Solar Array at 368 Main Street (Highland Ridge Farm LLC)
  - This is a continuation of the public hearing and a number of comments have been received. Syncarpha has come back with answers and been working with all those involved. The decommissioning plan has been revised and they are working with Jack on that aspect along with an updated tree planting plan with input from farm/property owner. Only using 20 acres of the property, the rest is staying as farming.
  - Property owner and farmers would like to have no trees planted near the buildings/farming areas as it will block the sun and cause issues for growing.

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- Public hearing is still open at the time. No more public comments/new comments since last meeting.
- **Motion** made by Bill B to end the public hearing at 7:42 pm, **second** by Don. **Vote** 6-0 in favor.
- **Motion** made by Jack to approve the amended application as complete with standard conditions and subject to previous conditions discussed (tree planting, fencing, pesticides, decommissioning plan, solar ray plan), **second** by Don. **Vote** 6-0 in favor.

### **Administrative Items:**

- Review of Minutes of previous meetings (tabled to next meeting)
- New Marijuana business License Application Form
- Comprehensive Plan Committee memo.

Meeting adjourned at 8:00 pm by Paula Clark