

READFIELD PLANNING BOARD

Minutes of Wednesday, October 28, 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), Eric Dyer (Town Manager), Jeff Allen, Randall Craig & Wife, Jim Coffin, Cyndie Smart

Meeting called to order at 6:31 pm by Paula Clark.

New Application:

1. **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 pads). This meeting is to determine if the application is complete.
 - Jeff Allen of AE Hudson is the representative for the Craigs. The request is to raise the camp and replace the existing concrete pads. Due to the setbacks and parking area there is little room to move it back any further.
 - **Motion** made by Jack to find the application complete subject to a current elevation plan and a report from Cobbossee Watershed, notify abutters, schedule site visit and public hearing, **second** by Bill B. **Vote** 7-0 in favor.

Old Application:

1. **Cyndie Smart at 66 Greene's Way** (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. This meeting is for the public hearing.
 - **Public hearing opened at 6:46 pm.**
 - Jim Coffin, representative for Cyndie Smart gave a brief update. The proposed new structure is substantially but not internally within the 100' setback. Cobbossee Watershed Plan has been completed. No trees will be cut within the 100' setback. New septic and well will be installed. Removing a nonconforming structure and replacing with a more conforming structure.
 - No public comments.
 - **Motion** made by Henry to close the public hearing at 7:06 pm, **second** by Bill B. **Vote** 7-0 in favor,
 - **Motion** made by Bill G to approve the proposed plan subject to a revised planning plan that will be viewed and signed by the CEO, **second** by Henry. **Vote** 6-0-1, abstained by Jack.
2. **Syncarpha Solar LLC** wants to install a 4.95 Mega Watt Solar Array at 368 Main Street (136-019) aka Highland Ridge Farm LLC. This is a continuation meeting.
 - Review, no new changes. Jack to work with applicant on a decommissioning plan with small modifications and send to Syncarpha for any comments.

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Administrative Items:

- **Motion** made by Jack to approve the minutes of January 22, 2021, February 26, 2021 and March 3, 2021 as amended, **second** by Bill B. **Vote** 4-0 in favor.
- **Motion** made by Bill G to approve the minutes of April 8 2020, June 10, 2020 and July 15, 2020 as amended, **second** by Bill B. **Vote** 5-0 in favor.
- **Motion** made by Bill G to approve the minutes of August 18, 2020 as amended, **second** by Bill B. **Vote** 6-0 in favor.
- **New Marijuana Business Lice Application form**
- **Comprehensive Plan appointees**

Meeting adjourned at 8:01 pm by Paula Clark