

READFIELD PLANNING BOARD

Minutes of Tuesday, March 23, 2021

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

Others Attending: Clif Buuck (Interim CEO), Kristin Parks (Board Secretary), Eric Dyer (Town Manager), Anna Carll, Arthur Calkin, Charlie & Danielle Lind, Aaron Neily

Meeting called to order at 6:31 pm by Paula

Public Hearings:

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 into lot 8. The lots are identified on the Assessor’s map 127, as lots 004-7 and 004-8.
 - Public hearing opened at 6:36 pm by Paula.
 - Arthur summarized the application for revision to the subdivision to move lot lines between lots 7 & 8.
 - No public comments.
 - **Motion** made by Don to close the public hearing at 6:46 pm, **second** by Bill B. **Vote** 5-0 in favor.
 - **Motion** made by Jack to approve the application with standard conditions; along with new deeds with property descriptions/subdivision and filed with the registry of deeds within 60 days, DOT entrance permit, test pit for gray water per state standards and plot plan with description signed off by Planning Board, **second** by Bill B. **Vote** 5-0 in favor.

New Application:

1. **Charles & Danielle Lind:** Application is to use the former Grange Hall/Maple Tree School building as a commercial cookie bakery w/ retail space on the 1st floor with occasional accessory uses on the 2nd floor. The property location is 12 Church Road and identified on the Assessors map 120 as lot 036.
 - Charles gave a brief summarization on plans for a commercial cookie bakery with retail space on the first floor and occasional uses on the second floor such as community events/activities/adult ed. They have been an at home licensed cookie bakery for 11 years and looking for store front/teaching area to expand the growing business. Property is currently under contract (40 + days before closing).
 - Discussion on number of parking spaces and septic system.
 - **Motion** made by Don to find the application complete, schedule public hearing, notify abutters and waive site visit, **second** by Jack. **Discussion:** Public hearing set for 4/13/2021. **Vote** 5-0 in favor.

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Continuing Application:

2. **Aaron Neily:** Application is for indoor cannabis cultivation and a medical dispensary located at 1146 & 1150 Main Street, identified on Assessors map 120 as lots 085 & 086.
 - Addendum submitted by applicant. Aaron summarized the updates/application.
 - Planning board would like to see more information come from applicants point of view/specific items instead of copy/paste wording.
 - Discussion on air filtration and odor control. Planning Board would like more information on the odor control plan and get a professional engineer to assist the applicant.
 - Clarity on lease for parking on side/behind of building.

Administrative Items:

- **Review/approve minutes of 10/14/2020, 10/28/2020 and 3/10/2021**
 - **Motion** made by Jan to approve the minutes from October 14, 2020 and October 28, 2020 as revised, **second** by Don. **Vote** 5-0 in favor.
 - **Motion** made by Jan to approve the minutes from March 10, 2021 as revised, **second** by Don. **Vote** 4-0-1, abstained by Paula.
- **Review comments from Town attorney on LUO revisions**

Meeting adjourned at 8:30 pm

Minutes submitted by Board Secretary, Kristin Parks w/ edits by CEO, Clif Buuck