

READFIELD PLANNING BOARD

Minutes of Tuesday, April 13, 2021

Planning Board Members: Paula Madore (Chair), Jack Comart (Vice Chair), William “Bill” Buck, Henry Clauson, William “Bill” Godfrey, Jan Gould, Don Witherill

Others Attending: Clif Buuck (Interim CEO), Kristin Parks (Board Secretary), Ron “Chip” Stephens (New CEO), Eric Dyer (Town Manager), Rosalea Kimball, Charlie Lind, Scott Morash, Dan Roy, Nicole Danielson, Justin Morgan

Meeting called to order at 6:30 pm by Paula

Public Hearing:

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 Assessor’s map 120 as lot 036.
 - Public Hearing opened at 6:32 pm
 - Summary by Charlie Lind of application.
 - Amended application to include office/occasional meeting space
 - Rosalea, abutter, loves the idea and willing to work on parking and other areas that may arise.
 - **Motion** made by Bill B to close the public hearing at 6:39 pm, **second** by Bill G. **Vote** 7-0 in favor.
 - **Motion** made by Jack to approve the application subject to standard conditions, any public activity ending by 9:15 pm, no on street parking unless preapproved by the town and the upstairs area for only one office and occasional meetings/community group events, **second** by Jan. **Vote** 7-0 in favor.

New Application:

1. **Daniel Roy** to construct new foundation under existing non-conforming structure raising the building 3-feet. The property is located at 86 Torsey Shores Road as identified on the Assessor’s map 106 lot 89
 - Dan Roy would like to put a foundation under his existing non-conforming structure and do a seasonal conversion.
 - Discussion on non-conforming structures, height requirements and clarity in the LUO amongst the Planning Board. 25’ max height issue.
 - Planning Board requested copy of Storm Water Management Plan and more information on foundation issues and the greatest practical extent requirements.
 - Dan to get together with CEO for modifications to application and bring back to Planning Board.

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Administrative Items:

- **Review/approve minutes of March 23, 2021**
 - **Motion** made by Jack to approve the minutes from March 23, 2021 as amended, **second** by Don. **Vote** 5-0-2 in favor, abstained by Henry & Bill G.
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- **Introduction of new CEO**

Meeting adjourned at 7:50 pm

Minutes submitted by Board Secretary, Kristin Parks