

READFIELD PLANNING BOARD

Minutes of Tuesday, April 27, 2021

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

Excused: Paula Clark (Chair), Henry Clauson

Others Attending: Clif Buuck (Interim CEO), Kristin Parks (Board Secretary), Ron “Chip” Stephens (CEO), Eric Dyer (Town Manager), Scott Morash, Dawn Morash, Justin Morash, Dan Roy, Aaron Neily, Robert Corey, Dave Hewey, Grace Keene, Rob Schumacher

Meeting called to order at 6:31 pm by Jack

Continued Application:

1. **Daniel Roy:** This application was open 4/13/21 and further continued to 4/27/21. Submitted by 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 met with the contractor and they have come up with a plan to insure building does not violate the 25 foot height limitation. Explanation is contained in email dated 4/17/21 from Dan Roy to CEO.
 - Discussed whether it is possible to move the building further back from the water under the greatest practical extent criteria. However, due to the slope of the land, the location of the septic system, location of large trees which would need to be removed and increased erosion concerns, it was felt that no other location was feasible.
 - Chip and Clif feel that everything seems to be in order per the requirements. No concerns with the storm water plan if follows with the one presented. No concerns meeting the 20% non-vegetated lot coverage limitations based on calculation provided by Mr. Roy.
 - **Motion** made by Don to find the amended application complete, schedule public hearing, notify abutters and waive site visit, **second** by Jan. **Discussion:** Public hearing schedule for May 11th. **Vote** 5-0 in favor.

New Application:

1. **Aaron Neily:** Submitted a new application to open a new Medical Marijuana dispensary under Readfield Marijuana Establishment Ordinance. The property is located at 1146 Main Street in the Village District identified on the Assessors map 120 lot 086. Mr. Neily is continuing to work on his prior application which includes seeking a permit for marijuana cultivation.
 - Aaron is looking to just have a retail space at 1146 Main Street with no cultivation aspect. Applicant says he is familiar with the town’s marijuana ordinance. Basic application submitted; marijuana cultivation set back requirements are not needed for retail space.

READFIELD PLANNING BOARD

- **Motion** made by Bill G to find the application complete, schedule public hearing, notify abutters and waive site visit, **second** by Don. **Discussion:** Public hearing scheduled for May 11th. **Vote** 5-0 in favor.
- 2. **Dawn & Scott Morash:** Submitted application to construct a new 3290 sq ft, 3 bed 2.5 bathroom year round home on Maranacook Lake and demolish the existing structure on the property. Less than 1500 square feet of floor area will be located within a 100 horizontal feet of the normal high water mark of the waterbody. The property is located at 111 Mayo Road in the Shoreline Residential Zone identified on the Accessors map 134 lot 125
 - Proposed house is set back further from shoreline than the existing house. No variances are apparently needed. However, applicant proposes to meet the road set-back by redesignating a portion of Mayo Road as a “driveway” serving only 1 residence. This will reduce the road frontage of the lot making the lot more non-conforming. CEO questioned whether this is legal.
 - **Motion** made by Don to find application complete, schedule public hearing, notify abutters and schedule site visit, **second** by Bill G. **Discussion:** Public hearing scheduled following site visit on May 11th. Site visit scheduled at 5:30 pm. Planning Board requests representative from Cobbossee Watershed at site visit for review. **Vote** 5-0 in favor.

Administrative Items:

- **Review/approve minutes of April 13, 2021**
 - **Motion** made by Bill G to approve the minutes from April 13, 2021 as submitted, **second** by Jan. **Vote** 5-0 in favor..
- **Cookie Bakery/Grange Complaint**
 - Complaint received from an abutter regarding the cookie bakery. CEO has notified them of the 45-day appeal process..

Meeting adjourned at 7:10 pm

Minutes submitted by Board Secretary, Kristin Parks

Next meeting scheduled for May 11, 2021