

READFIELD PLANNING BOARD

Minutes of Tuesday, May 11, 2021

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

Others Attending: Clif Buuck (Interim CEO), Kristin Parks (Board Secretary), Ron “Chip” Stephens (CEO), Eric Dyer (Town Manager), Eric Falconer, Rob & Kathy Corey, Dan Roy, Marty Soule, Scott & Dawn Morash, Harry Grimmitz, David Paler, Justin Morgan, Dave Hewey, Megan Morash, Will Harris, Keith Meyer, Darcy Whittemore

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

Public Hearings:

1. **86 Torsey Shores.** This application was initially considered on 4/13/21 and found complete on 4/27/21 and scheduled for public hearing. Submitted by Daniel Roy to construct a new foundation under the existing non-conforming structure raising the building to maximum permissible 25 ft. The property is located at 86 Torsey Shores Road in the Shoreland Residential District identified on the Assessors map 106 lot 89
 - Public hearing opened at 6:33 pm by Paula.
 - Dan Roy provided a brief update on his revised plans to construct a new foundation under the existing non-conforming structure raising the building to maximum permissible 25 feet. Contractor is able to accommodate height requirement by excavating to lower the overall height of the building
 - No public comments.
 - **Motion** made by Bill G to close the public hearing at 6:35 pm. **Second** by Henry. **Vote** 7-0 in favor.
 - **Motion** made by Jack to approve the application as amended, subject to standard conditions. **Second** by Bill B. **Vote** 7-0 in favor.
2. **1146 Main Street.** This application was found complete and scheduled for public hearing on 4/27/21. Application was submitted by Aaron Neily to operate a new Medical Marijuana Retail Dispensary in conformance with the Readfield Marijuana Establishment Ordinance. The property is located at 1146 Main Street in the Village District identified on the Assessors map 120 lot 086
 - Public hearing opened at 7:30 pm by Paula.
 - Aaron Neily, applicant, not present.
 - Marty Soule: Recognizes marijuana is legal but has worked as a PA at MCHS with teenagers and substance use and has deep concerns. She has a strong reaction to having a facility setup in Readfield.
 - Paula stated the application was for retail sale of medical marijuana only, and there is the ordinance in place for safety requirements, security, odor, signage, etc.
 - Darcy Whittemore: Asked if there were restrictions or considerations due to being so close to the library that does focus on kids and kid activities.
 - Keith Meyer: He is familiar with medical marijuana facilities and issues with lots of traffic and asked if this may be a concern in this area of town.
 - Public hearing left open.

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3. **111 Mayo Road.** This application was determined to be complete on 4/27/21 and was scheduled for public hearing to be held on 5/11/21. Submitted by Dawn and Scott Morash 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. The property is located at 111 Mayo Road in the Shoreline Residential District identified on the Accessors map 134 lot 125
- Public hearing opened at 6:40 pm by Paula.
 - Site visit was at 5:30 pm with planning board members in attendance.
 - Justin Morgan, Contractor, gave a brief overview of the project; 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. The existing structure is nonconforming due to its proximity to the lake. Driveway will reduce the road frontage.
 - Written comments from abutters, the Coreys, discussed. Only concerns are the driveway next to their property line and the water run off to leach field and if there will be any necessary precautions. The Morash's that they have addressed the issue regarding these concerns.
 - Jack questioned the need for removal of a lot of big trees and how will that removal impact runoff, etc. Wants to see a replanting plan. No re-vegetation plan has been submitted. Bill Monagle was at the site visit. A rock lined ditch would be a good resolution and proper grading to improve drainage into the lake. Also revegetate the existing house and driveway site.
 - The new driveway will be outside the 100 ft setback.
 - Question on the development plans of the second abutters, the Heweys. Confirmed that the Morash plans do not affect any of the Hewey plans. Dave Hewey feels it's a positive thing and has no issues. Will make the drainage better.
 - Clif suggested to get written MMA legal advice on the increase of nonconformity.
 - Planning Board requesting more material:
 - i. Revegetation plan and plan for revegetation of existing demolition site and driveway
 - ii. Issue concerning Mayo Road and drainage plan on how water conveyed down to lake
 - iii. Updated erosion control plan (suggested by Bill M to have berm instead of silk fencing)
 - iv. Driveway plan
 - v. Neighbors' protection plans (swale between 2 properties)
 - Bill M. willing to write up his suggestions.
 - **Motion** made by Don to close the public hearing at 7:23 pm, **second** by Bill B. **Vote** 7-0 in favor.

Administrative Items:

- **Review/approve minutes of April 27, 2021**
 - **Motion** made by Jack to approve the minutes from April 27, 2021 as amended, **second** by Bill B. **Vote** 7-0 in favor.

Meeting adjourned at 7:50 pm