

READFIELD PLANNING BOARD

Minutes of Tuesday, May 25, 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), Rob Corey, Kristin Collins (Town Attorney), Rob Schumacher, Samantha Morash, Bob ?, Aaron Neily, Dawn & Scott Morash, Eric Falconer, Matthew Nazar, Grace Keene, Justin Morgan

Meeting called to order at 6:33 pm by Paula.

Public Meeting:

1. **111 Mayo Road.** This application was reviewed and opened for a public hearing on 5/11/21. The public hearing was closed and scheduled for further review on 5/25/2021. The plan submitted by Dawn and Scott Morash is 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 Shoreland Residential District identified on the Assessor’s map 134 lot 125
 - Site visit was done May 11, 2021.
 - Demo of existing structure with replacement of new structure; still non-conforming on a non-conforming lot.
 - Concerns received from the Coreys, abutters; drainage of septic system from new driveway, tree removal and a natural buffer and new driveway is 3 ft. from property line.
 - The Morash’s have worked with the Coreys and a site survey was submitted and sent out on Monday, May 24th. The Coreys are satisfied with the Morash plans and water run off issue. A buffer is to remain between the properties.
 - Kristin Collins, Town Attorney, did not agree that it was allowable under the LUO to redesignate a portion of Mayo Road as a driveway and thereby reduce the road frontage from approx. 180 feet to 30 feet, thus making the non-conforming lot more non-conforming. Her opinion is consistent with that the opinion provided by MMA.
 - Morash may come back with a different proposal. He may pursue a variance request.
 - Suggested by Kristin Collins to withdraw the current application and resubmit with new LUO and setback changes or to table the application and see the outcome of the June 8 vote.
 - **Motion** made by Don to table the application, **second** by Jack. **Vote** 7-0 in favor.

New Application:

2. **New Application: 26 Mill Stream Road - Safe Space Meeting House (SSMH):** The application is a proposal to create a community center/club location for cultural events, meeting space and social gatherings. The property is located at 26 Mill Stream Road in

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the Rural Residential District identified on the Assessor's map 120, lot 013. Since the applicant was not present at the meeting, no action was taken by the Board.

Public Hearing:

3. **1146 Main Street:** This application was found complete on 4/27/21 and was scheduled for a public hearing on 5/11/21. Since the applicant was not in attendance on 5/11/21, the public hearing was continued to 5/25/21. Applicant Aaron Neily seeks to open 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
- Application found complete at April 27, 2021 meeting. Applicant not present for public hearing on May 11, 2021, public comments still made.
 - Brief summary presented by applicant who is no longer seeking to cultivate marijuana at the site. Application is now limited to retail only. Already has state license. The product will be coming from other sources.
 - Henry asked about security; applicant said motion lights will be installed along with a security system and a safe to lock up items every night. Another concern at public hearing was the location being in the center of town and near the library. This makes people in the community concerned.
 - Discussion on signage. No signs have been made yet by applicant. Will follow all guidelines.
 - Board requested that a corrected/up to date lease be submitted.
 - **Motion** made by Henry to close the public hearing at 8:04 pm, **second** by Bill B. **Vote** 7-0 in favor.
 - **Motion** made by Jack to approve the application with standard conditions; ensure security measures and odor control mechanisms are in place before opening per Town of Readfield Marijuana Ordinance and that there will be no cultivation activities at 1146 or 1150 Main Street without town approval, **second** by Bill G. **Vote** 7-0 in favor.

Administrative Items:

- **Review/approve minutes of May 11, 2021**
 - Tabled until next scheduled meeting

Meeting adjourned at 8:18 pm.

Minutes submitted by Board Secretary, Kristin Parks