

# READFIELD PLANNING BOARD

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## Minutes of Tuesday, October 26, 2021

**Planning Board Members:** Paula Clark (Chair), William “Bill” Godfrey, Jan Gould, Don Witherill, William “Bill” Buck, Noel Madore

**Others Attending:** Ron “Chip” Stephens (CEO), Kristin Parks (Board Secretary), John Cushing, Quinton Johnson, Brittany Johnson

Meeting called to order at 6:30 pm by Paula.

### Public Meeting:

#### 1. **866 Main Street; Cushing Construction and Rentals, LLC:**

- John Cushing, owner of Cushing Construction and Rentals, LLC is requesting to build an additional storage unit behind his existing buildings at 866 Main Street in the Village District. A 110’ x 22’ building is being proposed which will contain twenty (20) 10x10 storage units.
- Planning Board would like a more detailed site plan and for applicant to review the LUO submission requirements with the CEO to ensure a complete application.
- Issue with LUO; Structures for commercial and industrial uses in the Village District shall not be greater than 5,000 square feet in total area unless the property is rezoned as a Commercial Industrial District in accordance with Article 9 of the LUO. The proposed expansion plan would cause the total square footage to exceed 5000.
- Applicant to re-evaluate and come back before the Planning Board when he decides if he would like to reduce the size of his structure or pursue a rezoning request.

#### 2. **455 Sturtevant Hill Road; Quinton and Brittany Johnson:**

- Quinton & Brittany Johnson are looking to purchase a 1.07-acre parcel of property directly behind their current lot and merge the two properties into a single lot.. No plans to build on the property. Their property is one of 3 lots approved by the Planning Board in 2003 as the Diplock Subdivision.
- Planning Board requests a complete subdivision plan, along with current and proposed sketch of property lines.
- Applicant to get requested information and come back before the Planning Board.

### Old Business:

#### **Review of meeting minutes of 5/11, 5/25, 6/2, 7/27 and 8/25 for approval**

- Discussion; minutes not approved at this meeting

Meeting adjourned at 7:38 pm by Paula.