

READFIELD PLANNING BOARD

Minutes of Wednesday, September 5, 2018

Planning Board Members: Paula Clark, Jack Comart, William Buck, Jay Hyland, Don Witherill, James Schmidt

Others Attending: Gary Quintal; CEO, Kristin Parks; Board Secretary, Eric, Dyer; Town Manager of Readfield, Clifford Buuck, Robert Concannon, Nunzi Graziano, Robyn Graziano, Theresa Cloutier, Michelle Cameron-Doughtey, Mike Crespi, Ed Desjardins, Tae Avezada, Phillip Avezada, Kim Whitman, Wayne Whitman, Harry Grimitiz, Julie Smith, Les Priest, Phil Tedrick, Patty Morris, Rita Alfonso LaBabbera, Leah Hayes, Flo Drake, Judith Beck, Stephen Langsdorf (Town Attorney), Grade Keene, Karen Peterson, Barbara McClure, Larry McClure, Ed Sims, Will Harris, Bonnie Harris, Linda Tukey, James Tukey, Brian Kavanah, Grace Kavanah, Shaun Wells, Bethany Wells, Erin Dunning, Kevin Ellingwood, JoEllen Lincoln, Robin Desjardins, Charles Moen, John Jones, Elizabeth Wilkins, Alexander Thrarog, Kasey Knightly, Jon Knightly, Leif Matson, Jessica Gorton, Sandra Rourke, Mitch Levesque, Pam Osborn, Holly Dominie, Ellen Bowman, Emily Bley, Aaron Neily, Deb Doten, David Trunnell, Simon Quist, Bob Bittar, John Jones, Matt Nazar, Lanie ?, Kathy Landrom, Matt Germaine, 2 illegible names

Meeting/Public Hearing called to order at 6:38 pm by Paula Clark.

Paula Clark gave a brief introduction on the zoning request that Mr. Bittar has submitted and the process for considering the request and the purpose of the hearing. This public hearing is specifically for the zoning request. Issues such as noise, occupancy, sewer and so forth are not part of the consideration of the zoning request and would be discussed in another faze. The zoning change would change the Land Use Ordinance. The Comprehensive Plan will play a role in the requests consideration. A decision will not be made at this meeting and a meeting will be scheduled for the planning board's deliberation and developmental recommendation.

The petition that was circulated and special town meeting request will be in consideration at the Select Board meeting on September 10, 2018.

The specific request is from Rural Residential to Rural and there can't have any stipulation added to the rezoning.

Eric Dyer, Town Manager: Presented maps on the projector/screen of the current zoning maps and the changes to the zoning maps being proposed.

Bob Bittar: Spoke that he would find a way to have a written statement that the property will only be used for residence or community center/club if he ever sold. Mr. Bittar voiced his opinion on how he sees no possibility of anyone putting a gas station on any of the proposed lots that are proposed of being changed. He also spoke on how he let the trails/conservation use part of his land for the dam project. He spoke on behalf of his late wife, Helen and the dream she had for the property and how they got where they are now. He mentioned all the entertainment he has lined up and the potential people who say they are going to come and perform. The nature of the building is a meeting house, parks and recreation, outdoor recreational facility and music venue.

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Eric Dyer, on behalf of the Town Parcels & Roads: Review of the Proposed Zoning Change and Associated Uses in the Mill Stream Area documents that were presented to the Planning Board and to the public and his proposal to not continue with consideration of the proposed zoning change.

Will Harris, abutter located at 26 Old Kents Hill Road: He likes music, he plays music but this is a hard thing for him. Why rezone if he is already doing what he is doing? Spot rezoning is being done and the Planning Board should think hard about this. Voiced his concerns that there are no guarantees that changes won't be made that would affect the abutting properties.

Matt Nazar, 62 Old Kents Hill Road: For the past couple of weeks he has heard the music and events that have been going on at 26 Mill Stream Dam and as he isn't a direct abutter he is a good distance that he's able to hear everything. Spoke on the Comprehensive Plan and if this particular zoning plan should be changed in regards to the plan. The area is in heavy resource protection and wetlands protection zones. The change is inconsistent with the Comprehensive Plan that is in place for the Town of Readfield. Mr. Nazar is still unclear on the proposed use of the property and if the zoning is appropriate for the use Mr. Bittar is proposing.

Robin Graziano, Old Kents Hill Road: Asked for clarification of the zoning uses of the current zoning and changes to the rezoning and what is allowed and not allowed.

Ed Sims, 55 Old Kents Hill Road: Spoke that he has been away for the past 2 weeks and hasn't heard any events but he has been able to hear discussions/conversations that happen at the proposed property. He has since returned and has been able to hear the music at his property. Opposed as he feels it ruins the peaceful/quietness of the neighborhood.

Phil Tedrick, Touisset Point Road: Has known Bob Bittar for about 20 years and feels the Emporium is great in town and feels that providing a performance venue like the barn in the town is a good idea and he supports Bob's project.

Emily Bley, 27 Giles Road: Spoke that she hasn't heard much noise since the construction has stopped and has been present at both events. She feels that there is no noise issue in the area.

Aaron Neily, Thundercastle Road: A beautiful venue and a lot of towns would love to have this in their town.

Casey Knightly, Old Kents Hill Road: Asked if there was a noise ordinance and doesn't understand why the noise is an issue. Also asked about the zoning areas and how certain things are in zoning areas that they are around the town.

Simon Quist, Readfield Resident: Asked who is going to make the final decision on the change of the zoning.

Stephen Langsdorf, Town Attorney: Gave a brief overview of the process of the petition and rezoning process and the Planning Board and Select Board process. They are only looking at the zoning change and making the recommendation. Not specific to any plans of use for the property. All has to be consistent with the Comprehensive Plan.

Karen Peterson, Winthrop Road: Opposed to the rezoning, doesn't feel that any of those listed uses are allowable under the Comprehensive Plan and are not compatible with the Land Use Ordinance.

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David Trunnell: Asked for the email from property owner that was submitted to be read located at Map 120/Lot011. William Buck read the email on behalf of the property owner. David is a new member of the Economic Committee and feels that this committee will help with decisions like this for the town in the future.

Theresa Cloutier, Readfield Resident: Feels necessary noise is good so we can continue to grow and change and make it so new blood and children want to be in Readfield.

Leah Hayes; works at Emporium, Mount Vernon Resident: Asked about the process so the questions can get on the ballot.

Lanie ?, Readfield Resident: Doesn't understand the opposition, the problem or how the rezoning would make any issues.

Holly Dominie, Old Fairgrounds Road: Finds it irresponsible that the people pushing the proposal have already done what they want to do with the property. Has no issue with the kind of venue being proposed provided that it's in the right zoning area. She feels that the Town staff and boards should be shown consideration for doing their jobs and following the rules.

Kathy Landrom, Old Fairgrounds Road: Happy to hear about the Economic Committee and feels more businesses in town area is a great idea. She would like to see the Emporium supported by the town.

Simon Quist: Asked the Planning Board what ways weigh heavier by spoken word or written.

Julie Smith, Readfield Resident: Asked how the Comprehensive Plan was modeled. Asked about grandfathered properties and how some businesses are under similar zoning areas.

Bonnie Harris, Old Kents Hill Road: She and her husband, Will, have been coming to these meetings for the past 5 years and how he was advised by the past town manager, Stefan Pakulski, to get a zoning change. Asked if it doesn't get past, why go through the process if Bob is going to do what he wants to do anyway.

Follow up remarks from previous people who have spoken on some clarification of the zoning and what will happen in the future.

John Jones, Maine resident: Spoke that he plays music at the Emporium and loves Readfield and also loves the Barn. He wanted to know how to change the Comprehensive Plan. Was told there is a process and it's a lengthy not quick process.

Ellen Bowman, Thundercastle Road: Would like to see the music and arts happen as it will be good for the community.

Matt Germaine: Create a visual flow chart that would show the procedural process for future meetings and steps of the process to clarify it.

Public Hearing closed to comments at 9:10 PM

Mr. Dyer spoke that by Friday the Select Board agenda will be available to see where this falls on the agenda.

Planning Board agreed to keep the record open for comments until the close of business on September 17th at 4:30 PM.

Next meeting scheduled to continue the Public Hearing on Tuesday, September 25, 2018.

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Motion by William Buck to continue the hearing on Tuesday, September, 25th at 6:30 PM.
Seconded by James Schmidt. **Vote** 6-0 in favor.

Application:

1. Readfield Planning Board will conduct a Public Hearing at the Town Office, 8 Old Kents Hill Road beginning at 6:30 PM. The purpose of the Public Hearing is to receive comments regarding a complete application by Robert Bittar requesting a zoning change for Lots 11, 12, 13, 14, 16, 17, 18 on Map 120 from a Rural Residential Zone to a Rural Zone. The proposed change from Rural Residential to Rural would allow a wide range of commercial, industrial and retail activities on the lots proposed for change. Rezoning would affect all the above referenced lots, including Mr. Bittar's. Lot owners could then seek a site review permit from the Planning Board for activities allowed in the rural zone. The Public Hearing will be continued to allow Board Members time to review public comments, any additional Board requested material, and written statements meeting the Board's set time line.

Application Requesting Approval as Complete:

1. None

Administrative Items:

- **Review of Minutes from 08-08-2018**

Tabled to next regular meeting

Meeting adjourned at 9:20 pm.

Next scheduled meeting(s): September 25, 2018