

READFIELD PLANNING BOARD

Minutes of Tuesday, February 8, 2022 – Approved

Planning Board Members: Paula Clark (Chair), Henry Clauson, Jack Comart, Jan Gould, Noel Madore, Don Witherill

Excused: Bill Buck

Others Attending: Ron “Chip” Stephens (CEO), Clif Buuck, Brett Roberts, Mary Dennison (attorney), Anjelica

Meeting called to order at 6:30 p.m. by Paula via Zoom and at the Town Office.

19 Winthrop Road (Route 41), Brett Roberts:

An application was submitted by Brett Roberts for a new commercial storage structure on the property located at 19 Winthrop Road (Route 41). The application is a proposal for a 60- by 80-foot, single-floor warehouse and storage space facility located in the Village District identified as Tax map 120 lot 088.

Jack asked if this project falls under commercial rules due to its size. Mary Dennison introduced the project, saying that it would only be 4,800 square feet, not 5,000, so falls under that limit. She noted that this is not self-storage but professional storage for boats and RVs. Brett showed a photo of a very similar building to what they plan to build.

Jack said that another proposed project had issues with the DOT regarding a driveway onto Route 41. Mary said that the entrance is already there, complete with curb cut, so it should be grandfathered. Paula asked them to check to make sure that is the case.

Don asked about the plans for rain water runoff and impervious surfaces around the building. They are planning for drip edge and 25 feet of gravel around the perimeter.

Noel asked if someone would be on the premises. Brett said he would be there by appointment only, primarily in the fall when people are putting their boats and RVs in for the winter and then again in the spring to get them out.

Jack asked if it is on the site of the former Potter Oil Storage. Mary said it is. No oil cleanup is needed, but the site might not be suitable for residential housing so this project is a good use of the land.

Brett said he also wants to store about 25 boats behind the building. These would be shrink-wrapped, usually in white, and stored on trailers.

Henry asked about vegetative buffers to the north and south. Jack said there is some, but it is scruffy and he is willing to plant additional trees if needed.

Clif Buuck noted the popularity of warehouses, which are a good business, but the buildings aren't always attractive. He said he'd like to encourage the Roberts to give the building some character, make it more three-dimensional with contrasting colors and materials. Brett said he is planning on doing so.

Don made a motion that the application be found complete. Jan seconded. Paula asked what the board thinks about a site visit, noting that it is easily viewed on a drive-by. No one objected to waiving the site visit, so the next step is to notify the abutters and schedule a public hearing, possibly on Feb. 22. Everyone voted in favor.

Old Business

The board had three sets of minutes to approve. They began with Sept. 28, 2021. Don moved the minutes be accepted as presented. Jack seconded. All approved.

One change was requested in the Nov. 3, 2021, minutes. Jack moved they be approved as amended. Henry seconded. All approved.

In the January 11, 2022, Paula had some concerns about the wording in the section describing the Morash application. She asked Jack to read that section and revise as necessary. Those minutes were tabled until that is completed.

New Business

Chip updated the board on some solar issues. He said the bond decommissioning for Syncarpha is in place and the project should get underway this spring.

He said he had a call from a company named StarTek solar, looking to buy land and generate 2 megawatts. That project is in a very preliminary status.

Henry asked if there was any news on the Kents Hill solar project. Chip said no.

Chip has been working on an ordinance in Wayne looking to codify in town regulations a requirement that when a property is transferred there is a state inspection of the septic system. He will provide the board with the state statute and one that has been completed in Long Island, Maine.

Paula said the board has identified some issues for possible changes to the Land Use Ordinance. They need to be drafted and given to Eric in March so they can be presented to the board by April. These issues include:

- Regulations concerning additional dwelling units and setbacks. She suggested that any LUO revisions should follow the work that the Comprehensive Planning Committee is doing. The Comp Plan is being delayed for a year, so this change might have to wait as well.

- Set up a simpler process for subdivision reviews, such as that recently approved for the Johnsons, so that they can be done without a full application process.
- Directly connect the site review standards and Article 8.
- Place the new state decommissioning law into an ordinance
- Dual use in solar fields

It was agreed that Jack will draft ADU and setbacks, and Article 8 language. Paula will work on the subdivision reviews, and Henry will address the solar issues.

Henry asked if medical marijuana ordinance updates are needed, but Paula said she thinks not, that the issues they have had were due more to the applicant than the current ordinance.

Jack asked Clif his thoughts on some of the issues brought up in the SSMH appeal and whether they might call for changes in the ordinances. Clif reviewed some of the issues from the SSMH appeal but did not recommend ordinance changes.

Henry asked if definitions need updated, such as allowed use for community centers.

Henry and Jan said they won't be available for meeting on the 22nd. Discussion about the next meeting and whether there would be a quorum. The board has quite a bit on its agenda, so it was suggested that at the very least the hearing on the Roberts application should be held.

Meeting adjourned at 7:41 p.m.

Minutes prepared and submitted by Holly Rahmlow