

READFIELD PLANNING BOARD

Minutes of Wednesday, November 18, 2015

Planning Board Members: Jack Comart, Vice Chair; William Buck; Jay Hyland; James Schmidt; Andrews Tolman; Don Witherill; Paula Clark, Chair (absent); Henry Clauson (absent), Bruce Hunter (absent)

Others Present: Gary Quintal (CEO/LPI), Kristin Parks (Board Secretary), Eric Dyer (Town Manager), Brady Palmer, Tom Baker, Kate Baker, Victoria Townley, Andrew Pratt

Meeting began at 6:30 pm

Application:

1. Tom & Katie Baker, Seasonal Conversion at 110 Nobis Point Road (Map 140 / Lot 26)
 - Tom & Kate Baker are applying for a minor modification of the NOD date 9/23/15 to include a Seasonal Conversion Permit at 110 Nobis Point Road. Discussion if considered a minor modification or condition of expansion of use. A replacement/new design has been prepared by Kenneth Stratton dated 11/2/15 for their septic system which complies with Maine State Subsurface Wastewater Rules. The new design is actually setting septic system farther back away from the water. Not asking for a variance on the new one like they had on the old one.
 - **Motion** made by James Schmidt to accept the application for a seasonal conversion at 110 Nobis Point Road as a minor modification. **Second** by Dom Witherill. **Vote** 6-0 in favor.

New Application:

1. Catherine Bruce, Change of Use at 1149 Main Street (Map 120 / Lot 39)
 - Catherine Bruce is applying for a change of use at 1149 Main Street. The Café would be converted into a three bedroom apartment upstairs and a three bedroom apartment downstairs. Discussion if application is complete and ready to set up a public hearing and go ahead with the process. Review of construction permit #18287 for café states under comments that second floor is “no living space.” Fire Marshal doesn’t have to inspect due to only two living units but there should be an inspection done to ensure safe living quarters. Has adequate water and sewer as septic is community owned type and water is from the water district. No further development can be done to this property. Adequate parking is available out behind the building. Residents voiced their concerns of the amount of people and items on the property along with a lot of activity. Possibly having a condition of no outside structures of any form. There was also a concern of management of the building as owner is living in another state. At this time doesn’t have a occupancy permit to have people living there. Concerns to look into plumbing and road drainage on front of building onto sidewalk. Owner needs to add a showers, fire detectors and change of windows. Recommendations made to Mr. Palmer and will pass along to Catherine Bruce. Next steps are to

- schedule public hearing, notify abutters and complete a site visit with Fire Marshall/Readfield Fire Department and CEO.
- **Motion** made by Andrews Tolman to go forward with the application. **Second** by Jay Hyland. **Vote** 5-1; James Schmidt opposed.

Administrative Items:

1. Review of Minutes for October 14, 2015 & October 28, 2015 meetings

- **Motion** made by Don Witherill to accept the approved minutes of the October 14, 2015 meeting as presented, **Second** by James Schmidt. **Vote** 6-0 in favor.
- **Motion** made by Andrews Tolman to accept the approved minutes of the October 28, 2015 meeting as presented, **Second** by William Buck. **Vote** 3-3, Jack Comart, Don Witherill and James Schmidt abstaining due to being absent at meeting.

Meeting adjourned at 7:58 pm

Next Planning Board Meeting is Wednesday, December 9, 2015

Minutes recorded by Kristin Parks, Board Secretary