

READFIELD PLANNING BOARD

Minutes of Wednesday, December 9, 2015

Planning Board Members: Paula Clark, Chair; Jay Hyland; James Schmidt; Don Witherill

Others Present: Gary Quintal, CEO; Edward Dodge, Lafayette Lodge Building Corporation; Nancy Holland, Catherine Bruce, Victoria Townley and Elizabeth Silvis

Planning Board Public Hearing opened at 6:35 pm

Application: Catherine Bruce – Change of use at 1149 Main Street

- Review of Occupancy Violation Notice dated 12/1/2015.
- Catherine Bruce gave overview of change of use. Job estimate from Androscoggin Builders for egress windows by George Bardaglio, electrician Paul Morgan and storm drain issue.
- Victoria Townley; Readfield resident, commented regarding people living in the apartments, parking lot living, stuffed piled up outside and water on the sidewalk.
- Catherine to move out of backyard and to clean up outside.
- Gary Quintal; CEO, went back to last change of use to café from 2009.
- Time frame – 6 weeks to install windows, septic pumped and health officer report.

Planning Board Public Hearing closed at 7:10 pm.

- Board to move forward or take any other action. Paula looking for a motion.
- James would like to see sump pump issue fixed and doors to street side of building, thinking of children's safety.
- Board may make motion with conditions

Motion made by Don Witherill to approve the change of use to 1149 Main Street with standard conditions, **Second** by Jay Hyland. **Vote:** 4-0 in favor

- Any change in use shall be reviewed and approved by the Planning Board as outlined in the Readfield LUO;
- Standard Conditions of Approval shall be followed, a copy of which is included with this NOD;
- Provided that all violations cited on the Notice of Violation dated December 1, 2015 by the CEO will be corrected prior to any Occupancy Permit issued by the Town;
- CEO shall receive a plan for correcting the sump pump/ water issue within 30 days;
- 1149 Main Street shall only be used as a duplex dwelling – three bedrooms each;
- Temporary housing / registered camper shall be permitted for the owner's use ONLY for up to 60 days per calendar year.

New Application: Ed Dodge & Nancy Holland - Change of use to 1138 Main Street

- Ed Dodge; Building Manager and Nancy Holland; Artist would like to change the former location of Maries Bakery to an Art Studio. Show paintings and possible sales of paintings.
- **Motion** made by James Schmidt to approve application as complete. **Second** by Don Witherill.
Vote: 4-0 in favor
- **Motion** made by James Schmidt to waive public hearing and approve. **Second** by Don Witherill. Minor revisions, change of use from bakery to art studio (Page 23).
Vote: 2 in favor (James & Don) to 2 opposed (Paula and Jay) failed to pass.
Motion made by Jay Hyland to notify abutters and hold public hearing, **Second** by Paula Clark. No Plan to Modify, nothing to revise. **Vote:** 4-0 in favor

Administrative Items:

1. Review of Minutes from November 18, 2015

- **Motion** made by Don Witherill to accept the approved minutes of the November 18, 2015 meeting as presented, **Second** by James Schmidt. **Vote** 3-1, Paula Clark abstained due to being absent from meeting.

Meeting adjourned

Next Planning Board Meeting is Wednesday, January 13, 2016

Minutes recorded by Gary Quintal, CEO