

READFIELD PLANNING BOARD

Minutes of Wednesday, January 13, 2016

Planning Board Members: Paula Clark, Chair; Jay Hyland; Don Witherill; Jack Comart; William Buck; Andrews Tolman

Others Present: Gary Quintal, CEO; Kristin Parks, Board Secretary; Robert DiBonaventure; Nancy Holland; Brandon Fike

Application: Public Hearing for Change of Use at 1138 Main Street

Planning Board Public Hearing opened at 6:35 pm.

- Review of the Change of Use at 1138 Main Street. The property was used as Marie's Bakery and now wanting to convert the commercial space into an Art Studio.
- Nancy Holland went over her plans/intentions for the property space. Start out as a personal art studio with the possibility in the future of sales/classes.
- Motion made by Jack Comart to approve the application as presented with standard conditions, Second by Jay Hyland. Vote 6-0 in favor.

Planning Board Public Hearing closed at 6:45 pm.

New Application: Robert DiBonaventure at 160 Touisset Point Road

- Robert DiBonaventure at 160 Touisset Point Road – Revision of 1965 Touisset Point Subdivision, eliminate division line between old Lot #17 & #18 creating “one” larger lot and/also requesting Site Plan Review for 160 Touisset Point Road to remove existing structures and rebuild year round resident.
- Robert DiBonaventure summarized his proposal for the changes to 160 Touisset Point. There will be some removal of trees but will be replanting trees.
- No site visit as he had pictures of the property.
- **Motion** made by Jack Comart to approve both applications; both are complete (combined decision), schedule public hearing and notify abutters, **Second** by William Buck, **Vote** 6-0 in favor.
- Public Hearing is scheduled for Wednesday, January 27, 2016 at 6:30 pm.
- Check with Cobbossee Watershed District and send the pictures to see what they think. Gary Quintal to meeting/talk with them.

Administrative Items:

1. Review - #14 of the Standard Conditions of Site Review

- A complaint was made regarding continued refrigerator noise. There is a trailer on the property used as a refrigeration unit for meat cutting business. The temperature unit runs off of own diesel engine. Business owner hoping to build electric refrigeration unit by the fall of 2016.
- Discussion on if the application was approved with standard conditions and if a modification needed to be completed.

- **Decision** made to check the reading noise to make sure in compliance with the noise ordinance; ask the state to loan the town a decibel meter to do so.

2. **Review – Starting the Amendment Procedure for any changes in the LUO**

1. Definition of substantial construction start is referred to in LUO text as substantial start (are these two terms one and the same) pg129 & pg15 – ***Considered same thing, add construction.***
2. Article 5, Section 2 - ... Subsurface Wastewater Disposal Rules shall be reviewed by Code Enforcement Officer. (change to ... shall be reviewed by Local Plumbing Inspector, LPI) pg17 – ***Change as shown***
3. Article 5, Section 5 - ... forward to applicant within 14 days ... (change to 14 days or the next scheduled PB meeting) pg17 – ***Change from 14 days to “7 days of the next following planning board meeting”***
4. Article 6, Section 3, H, 1. - ... at least 7 days prior ... (change to 14 days prior) pg23 – ***Change as shown***
5. Article 6, Section 3, H, 1. - ... review involves only minor modification of the plan, ... (define “ minor modification”) pg23 – ***Minor: (minor change of use), can be approved at current meeting; Major: needs to go to next meeting for approval. Will continue to discuss further and make sure all basis are covered.***
6. Article 6, Section 3, I, g. - ...at least 10 days prior ... (change to 14 days prior) pg23 – ***Change as shown***
7. Table 1 – table allows CEO to permit single & two family dwelling, plus mobile homes in Shoreland Residential District (change Key to Table of Uses – add asterisk #11 to read Planning Board approval required within setback of the protected resource) pg36 – ***Change to C/P with footnote #11***
8. Article 8, Section 20, K, 1. ... at least 14 days notice ... (change to 10 days prior) pg85 – ***Change to “shall mail notice at least 10 days prior”***

3. **Review of Minutes from December 9, 2015**

- **Motion** made by Don Witherill to accept the minutes of the December 9, 2015 meeting as amended, **Second** by Jay Hyland. **Vote** 3-3, Andrews Tolman, William Buck & John Comart abstained due to being absent from meeting.

Meeting adjourned at 8:45 pm.

Next Planning Board Meeting is Wednesday, January 27, 2016

Minutes recorded by Kristin Parks, Board Secretary