

READFIELD PLANNING BOARD

Minutes of Wednesday, January 27, 2016

Planning Board Members: Paula Clark; Chair, Jay Hyland, William Buck, Andrews Tolman, James Schmidt

Others Present: Gary Quintal; CEO, Kristin Parks; Board Secretary, Robert DiBonaventure, Cheryl Dostie, and Chris Regan

Meeting called to order at 6:33 pm by Paula Clark

Application:

- Brief review of Application by Paula Clark & Robert DiBonaventure regarding changes to 160 Touisset Point Road.
- Public Hearing for Robert DiBonaventure at 160 Touisset Point Road:

Planning Board Public Hearing opened at 6:36 pm.

1. Revision of 1965 Touisset Point Subdivision, eliminate division line between old lot #17 & #18 (now Map 120/Lot 128 & 129) creating “one” larger lot, and /also
2. Robert DiBonaventure is requesting Site Plan Review for 160 Touisset Point Road to remove existing structures and rebuild new year round residence as per plans
 - Chris Regan, abutter to property spoke: He is all for the changes that Robert DiBonaventure wants to do, but has concerns regarding elevations and running water flow.
 - Was suggested by contractor to have a ditch with gravel if there is a water flow issue on the property.
 - House is centered on property to keep elevation as even as possible. Location of driveway will divert any water flow and keep it how the current water flows from Route #41 on to the property.
 - Condition on approval is to require Gary Quintal, CEO to sign off on any changes to the drainage issues before completed. All parties will assess the fill as placed and see if anything needs to be addressed.
 - **Motion** made by William Buck to close the public hearing at 6:52 pm, **Second** by Andrews Tolman. **Vote** 5-0 in favor.

Planning Board Public Hearing closed at 6:52 pm.

- Review of Planning Board, two issues addressed:
 - The deck is within the 100 foot set back. Plans were best set up to meet setbacks to greatest practical extent.
 - Last meeting voted to have Cobbossee Watershed District do a site review on the land. Bill Monagle, CLM sent a memo regarding his review and concerns. Bill’s only recommendation is that the areas that are to be vacated by the existing structure should definitely be revegetated.

- **Motion** made by Andrews Tolman to approve the Site Plan Review Application with the following conditions:
 1. That a copy of the Standard Conditions of Site Plan Review and Subdivision Approval be included with the Notice Of Decision,
 2. Assessment by the CEO, after landscaped, of any drainage issues and then CEO can sign off as completed,
 3. Revegetation plan to be submitted for the lot and where current structures will be removed, then have CEO sign off plan as completed prior to issuing an occupancy permit.**Second** by Jay Hyland. **Vote** 5-0 in favor.

- **Motion** made by James Schmidt to eliminate lot line and create one larger lot. **Second** by William Buck. **Vote** 5-0 in favor.

New Application:

- 3. None

Administrative Items:

- Review of Minutes from January 13, 2016
Motion made by Andrews Tolman to accept the minutes of the January 13, 2016 meeting as amended, **Second** by William Buck. **Vote** 4-1, abstained by James Schmidt due to absent last meeting.
- Gary Quintal talked with Safety Work/Department of Labor about noise issues. Since it is not work related will not come out and do any readings and do not lend out their equipment. Gary to check in budget to see about renting or to check with area towns and see if they will lend one out.
- Paula Clark will draft minor revisions to the minor revisions of the LUO. Gary Quintal to check with the Town Manager on the deadline for the revisions.
- Gary received a response email from MMA regarding who should get permits. MMA suggested sending them to both and have both of their names put on them.

Meeting adjourned at 7:31 pm.

Next Planning Board Meeting is Wednesday, February 10, 2016

Minutes recorded by Kristin Parks, Board Secretary- revised by Gary Quintal