

READFIELD PLANNING BOARD

Minutes of Wednesday, May 24, 2016 – Approved 09/14/2016

Planning Board Members: Paula Clark; Chair, William Buck, James Schmidt, Don Witherill, Jack Comart **Absent:** Andrews Tolman, Jay Hyland **Others Present:** Justin Solomitz ; Nick & Eliza Bouvier, Jon Jennings, Judith Merrill, Dennis, Merrill, Matt Morrill, Gary Quintal-CEO

Meeting called to order at 6:30 pm by Paula Clark

Application:

- Kennecook Farms Estates Subdivision:
Board's signatures on the amended Kennecook Farms Estates Subdivision plan

New Application

1. Review of Nicholas Bouvier requests for a 1977 Subdivision Lot line change between Map 118 / Lot 7 at 125 Lane Road and Map 118 / Lot 8 at 119 Lane Road. The division line is changing due to the required setbacks for structures. The newly established subdivision lot line will meet the 20 foot setback for structures in the Rural Residential District. Neighbor is okay with the revision. **Motion** made by Jack Comart, **Second** by James Schmidt. **Vote** – 5-0.
2. Matt Morrill is requesting an approximately 18 x 40 patio with a portion within the 100 foot restricted Shoreland District at 92 Packard Shores Road on Map 134 / Lot 102. Application was submitted with payment on 5/13/16. There was a misunderstanding concerning the standard that applies to the footprint of the structure. Setbacks were reviewed prior to the pouring of the footings to the main structure, DEP approved work within 75 feet from normal high water for the removal of the existing structure. Paula suggested that it would be appropriate to apply the greatest practical extent standard, and Matt made reference to the slope and drainage restriction to move out of the 100 foot restricted zone. **Motion** made by Jack Comart that application is complete, **Second** by William Buck. The public hearing was from 6:59 to 7:17. **Motion** to approve the application as complete made by William Buck, **Second** by James Schmidt, **Vote** – 5-0.
3. Jon Jennings is requesting approval for a 12 x 20 infiltration system patio within the 50 to 75 foot restricted Shoreland District at 96 Nobis Point Road along with other pavers expanding the driveway on Map 140 / Lot 30. Filtration system forms given to Planning Board. The 12 X 20 patio could not be allowed due to the 20% lot coverage limitation and all other paver was exempt from Planning Board approval.

Administrative items:

- Minutes tabled until next meeting
 - Review of Minutes for 4-13-16
 - Review of Minutes for 4-27-16

Meeting adjourned at 8:35 pm.

Next Planning Board Meeting scheduled for Wednesday, June 8, 2016