

READFIELD PLANNING BOARD

Minutes of Wednesday, October 26, 2016

Planning Board Members: William Buck, Andrews Tolman, Jay Hyland, Jack Comart, Don Witherill

Others Attending: Gary Quintal; CEO, Kristin Parks; Board Secretary, Daniel Salisbury, Lucie Salisbury

Meeting called to order at 6:32 pm by Jack Comart

Application:

None

New Application:

1. Mary Beth Bayer

1055 Main Street M120-L148

Single Family Dwelling in Shoreland Zone

- Applicants did not attend the meeting. Planning Board would like copies of the deed and pages 2 & 3 of HHE-200. There is no well, taking water from the lake. Question on why unable to go back 100 feet.
- **Motion** made by Andrews Tolman to approve application as complete, **Second** by Don Witherill. **Discussion:** Would like more shoreline buffers. Notify abutters. Site visit scheduled for Saturday, November 5 at 8:30 am and Public Hearing scheduled for Wednesday, November 9 at 6:30 pm. **Vote** 5-0 in favor.

2. Daniel Salisbury

256 Gorden Road M130-L17

16 Bed Memory Care Facility in Rural Residential

- Daniel Salisbury gave a brief overview of the project they are requesting. A 16 bed memory care facility in a country setting with eventually adding on a daycare and petting barn. Their current facility is already licensed as a Level 4 by DHHS. Currently they have 12 employees and will add about 20-25 more. They have already filed with DOT for the driveway. Driveway should be built to town specs. There will be an opened area between the current facility and will be wooded all around the surrounding areas. Will have a standby generator. Lists of abutters were included in the application. There will be a total of 3 new tanks incorporated into the new leach field.
- **Motion** made by Andrews Tolman that the application is complete, next to notify abutters, site visit scheduled for Saturday, November 5 at 9:00 am and public hearing scheduled for Wednesday, November 9 at 6:30 pm. **Second** by William Buck. **Discussion:** Planning Board requests the deed and septic plans for next meeting. Show the fire chief the plans and see if there are any issues with the driveway. An erosion control plan during construction and a storm water control plan after construction are requested. **Vote** 5-0 in favor.

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Administrative items:

- Review of Minutes for 9-28-16
 - **Motion** made by Andrew Tolman to approve the minutes of the October 12, 2016 meeting as corrected, **Second** by Jack Comart. **Vote 3-2**, abstained by Jay Hyland & William Buck due to being absent at last meeting.

Meeting adjourned at 7:40 pm.

Next Planning Board Meeting scheduled for Wednesday, November 9, 2016