

# READFIELD PLANNING BOARD

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## Minutes of Wednesday, November 9, 2016

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

**Others Attending:** Gary Quintal; CEO, Kristin Parks; Board Secretary, Daniel Salisbury, Lucie Salisbury, Tina Carpentier, GM Carpentier, Mark Bayer, Mary Beth Bayer, Jim Pelsor

Meeting called to order at 6:31 pm by Jack Comart

**1. Daniel Salisbury**  
**256 Gorden Road M130-L17**  
**16 Bed Memory Care Facility in Rural Residential**

Public Hearing opened at 6:32 pm

- The Carpentier's, abutters to 256 Gorden Road, are concerned about water run off as the land is all downhill to their property.
- Jim Pelsor (Contractor) explained how all the drainage will be contained. There will be minor runoff. The company is using a natural buffer. There is a 200 foot set back from the abutter's property.
- A storm water management plan is not created at this time.
- With the septic design, they went down 30 in and didn't hit any bedrock.
- There was a question that on the application that it should say Community Living Arrangement.
- Discussion if the driveway would fall under private road standards or institutional road standards. At this time the Fire Chief has not looked at the right of way to make sure fire trucks have adequate accessibility.
- State Fire Marshall will need to inspect the building and driveway.
- Location of solid waste will be at the rear of the building where the service area will be. It will be shield from the public view.

**Motion** made by Jay Hyland to close the Public Hearing at 7:56 PM, **Second** by Don Witherill. **Vote** 4-0 in favor.

- The driveway will not be paved, it will be gravel.
- Planning Board would like to see a Storm Water Plan. Suggested that they look at Chapter 500 on DEP website and follow the DEP Manual.

**Motion** made by Don Witherill to table until next meeting on November 30, 2016 and have another Public Hearing with the following conditions:

- Change cover page of application to Community Living Arrangement
- Check with State Fire Marshall on Driveway width standard
- Compile a storm water management plan with compliance to Chapter 500 of DEP Manual
- Check with Lee Mank; Fire Chief, that they are approve the private road standard.

**Second** by William Buck. **Vote** 4-0 in favor.

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**2. Mary Beth Bayer**  
**1055 Main Street M120-L148**  
**Single Family Dwelling in Shoreland Zone**

Public Hearing opened at 7:19 pm

**Motion** made by Jay Hyland to close the Public Hearing at 7:20 pm, **Second** by William Buck. **Vote** 4-0 in favor.

- Don Witherill mentioned that there was a site visit completed on November 5.
- The current dwelling is 16 ft from the water. The camp is slowly sinking into the clay. The Bayers would like to turn the camp into a year round home. The plan is to move it back 75ft (80 ft with the foundation) from the water. There is a large tree and the septic in the way so that is why it is 75 ft and not 100 ft.
- The setback meets the greatest practical extent.
- There is a small shed to be removed. Grass will be planted where the old camp is. There will be a buffer from the lake to the old house location for water runoff. Suggested to have Cobbossee Watershed to give ideas or suggestions on a buffer.
- The Bayers would like to keep the existing fire place and build a patio around it.

**Motion** made by Don Witherill to approve application with standard conditions of approval along with the following:

- Removal of existing camp and shed
- Keep old fire place and build a patio with the size not to exceed 144 ft and no closer than 20 ft from the water.
- Continuous 10 ft buffer for water run off of natural plantings along entire frontage of lake.
- Maintain the current two access points to the water with 6 ft entrance ways.
- No structures closer than 75 ft except for patio, foundation at an 80 ft setback.

**Second** by William Buck. **Vote** 4-0 in favor.

**Administrative items:**

- Review of Minutes for 10-26-16
  - **Motion** made by Jack Comart to approve the minutes of the October 26, 2016 meeting as presented, **Second** by William Buck. **Vote 4-0** in favor.

Meeting adjourned at 7:54 pm.

Next Planning Board Meeting scheduled for Wednesday, November 30, 2016

*Minutes approved January 11, 2017*