

READFIELD PLANNING BOARD

Minutes of Wednesday, January 11, 2017

Planning Board Members: Jack Comart, Don Witherill, Jay Hyland, James Schmidt

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

Meeting called to order at 6:40 pm by Jack Comart.

Application:

1. Daniel Salisbury

256 Gorden Road M130-L017

16 Bed Memory Care Facility in Rural Residential

LUO - Community Living Arrangement – more than 8 persons

- Daniel Salisbury not in attendance, still waiting for the requested information.
- Fire Chief has looked at the driveway and says it is okay.
- There has been contact with the Salisbury's via telephone and e-mail.

***Motion** made by Don Witherill to extend the time period by an additional 60 days for a total of 120 days from the original Public Hearing that was held on November 9, 2016 for the property owner to submit the Storm Water Plan as requested. If not received within the additional time frame they will need to resubmit their application and schedule another Public Hearing, **Second** by James Schmidt. **Vote** 4-0 in favor.*

New Application:

2. Fred & Carol Crossman

86 Torsey Shores Road M106-L089

Raise roof ridge and additional deck

LUO – Non-Conforming Structure in Shoreland Residential – Article 3, Section 4 – height limits & high water setback

- Daniel Roy who is purchasing the property would like to replace a portion of the existing roof with a new roof and extend the current deck. He also would like to include a second option by putting a sleeping loft over the kitchen area.
- The septic is set up for 2 bedrooms and the revised (2nd) plan will show only 2 bedrooms with one loft bedroom over the kitchen area.
- There is lawn under the deck and the ground is fairly level from the deck to the lake.
- Daniel Roy to submit the copy of the plan with the bedroom addition and change description/summary with the addition.

***Motion** made by James Schmidt to accept the application as complete with the provisions that at the time of the Public Hearing the property owner will have submitted the revised statement of intent for the sleeping loft. Notify abutters, schedule the Public Hearing and waive the site visit, **Second** by Jay Hyland. **Vote** 4-0 in favor.*

Administrative items:

- Review of Minutes for 11-9-2016

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- **Motion** made Don Witherill to approve the minutes of the November 9, 2016 meeting as presented, **Second** by Jay Hyland. **Vote** 3-0, 1 abstained by James Schmidt due to being absent at last meeting.

Meeting adjourned at 7:25pm.

Next Planning Board Meeting scheduled for Wednesday, January 25, 2017.