

READFIELD PLANNING BOARD

Minutes of Wednesday, February 22, 2017

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

Others Attending: Gary Quintal; CEO, Kristin Parks; Board Secretary, Tina Carpentier, George Carpentier, Daniel Salisbury

Meeting called to order at 6:33 pm by Jack Comart.

Application:

1. **Daniel & Lucie Salisbury – DBA – Green Hill Development
256 Gorden Road (M130-L17) Memory Care Facility in Rural Residential LUO –
Community Living Arrangement – 16 persons Article 7, Section 5 – more than 8
persons. *60 day extension was approved by PB on 1/11/17**
 - Dan Salisbury spoke that he let his architect know he needed a more comprehensive plan and has brought this forth to the Planning Board. One of their main goals is looking for minimal impact on the environment.
 - Gary Quintal, CEO says the plan that was presented meets the LUO and DEP requirements due to the less than one (1) acre of disturbed land which would be impacted by this development. Low impact development, as this site falls under, can incorporate rain gardens into the plans reducing storm water runoff problems.
 - The Planning Board reviewed and discussed the new plan. Don Witherill has concerns on the layout. Jack Comart wondering why it was done by an architect and not an engineer. An Engineer would know if the plan meets DEP regulations.
 - Suggested to redirect storm water runoff away from abutting neighbors and towards the back of the property.
 - State Fire Marshall Office roadway standards are less stringent than the Town of Readfield's Private Road Standards. CEO reviewed standards with SFMO, the driveway shall be built to meet the Town's Private Road Standards then the SFMO standards will have been met.
 - The Carpentier's are in the process of selling their house and asking if there could be trees planted so unable to see building and keep lighting down.
 - ***Motion made by Don Witherill to approve the application as amended with standard conditions and with the condition to direct storm water runoff so it doesn't cross the neighbor's driveway or house (towards the west of property) and to have the final storm water site development reviewed / approved by a professional engineer that the development has followed the Best Management Practices to direct storm water runoff. A visual buffer of 6 to 10 evergreen trees that are 4 to 6 ft. in height shall be planted to act as a buffer at the Carpentier's property line in the area of the new septic system. Second by Andrews Tolman. Vote 5-0 in favor.***

New Application:

1. None

READFIELD PLANNING BOARD

Administrative items:

- LUO proposed changes for Town Warrant
- Definition of – ‘light Industry’ (Art7,S5,Industrial)- over
- Review of Minutes 01-25-2017
 - Motion made by Williams Buck to approve the minutes of the January 25, 2017 meeting as presented, Second by James Schmidt. Vote 5-0 in favor.

Meeting adjourned at 7:37 pm.

Next Planning Board Meeting scheduled for Wednesday, March 8, 2017.

Minutes Approved March 29, 2017