

# READFIELD PLANNING BOARD

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## Minutes of Wednesday, March 8, 2017

**Planning Board Members:** Paula Clark (Chair), Jack Comart, William Buck, Jay Hyland, Don Witherill

**Others Attending:** Gary Quintal; CEO, Kristin Parks; Board Secretary, Michael Harrington, Michael Harrington II, Chris Voynik

Meeting called to order at 6:34 pm by Paula Clark.

### Application:

1. None

### New Application:

1. **Camden National Bank has a purchase/sale agreement with Chris Voynik-DBA-Merrill's Investigation & Security for the property at 13 Winthrop Road – Map 120/Lot 87 in the Village District.**

**The use of the structure will remain under the Land Use Table as Office: Business Professional (pg. 37) with an expansion of use by changing the roofed drive through/ATM to an enclosed office space with no expansion of footprint. The expansion requires Site Review under Article 6, Section 3 (pg. 19)**

- The existing foot print will stay the same; just enclosing the structure where the ATM was (removed 3/18/17). The facility is already ADA compliant. There will be no walk in customers and about 4 to 6 employees. No change of use. The Select Board approved on 3/6/17 regarding the “user agreement”. The septic is approved for 100 gallons of sewage usage per day so could have up to 8 employees.
- **Motion** made by Jack Comart to approve that the application is complete, notify abutters, wave site visit and schedule the Public Hearing. **Second** by Jay Hyland. **Vote** 5-0 in favor.

### Administrative items:

- **Terrace Road**
  - Paula Clark was asked by the Town Manager, at the request of the Select Board, to review the pending compliance issues concerning Matthew Curtis's property located at 22 Terrace Road. A High Impact Home Occupation Permit was issued by the Planning Board in 2008 and the CEO has sent violation notices in 2016 concerning a junkyard and the sign at the end of the road. The Select Board has requested the Planning Boards input on this matter. Paula reviewed her initial findings and drafted a letter to Mr. Curtis from the Planning Board.

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- **LUO proposed changes for Town Warrant**
  - Changes to Storm Water Run Off
  - Changes to LUO Table
  - Define Light & Heavy Industry
- **Definition of – “light Industry” (Art7, S5, Industrial)**
  - Paula Clark did some research, will clarify and present.
- **Review of Minutes for 02-22-2017**
  - Tabled until next meeting.

### Upcoming Meetings/Important Dates:

- Next scheduled Planning Board Meeting & Final Draft of LUO Changes for Town Warrant Meeting - March 22, 2017 at 6:30 PM
- Public Hearing - March 29, 2017 at 6:30 PM
- Final LUO Changes to Select Board - April 3, 2017 at Select Board Meeting 6:30 PM

Meeting adjourned at 8:30 pm.

Next Planning Board Meeting scheduled for Wednesday, March 22, 2017.

***Minutes Approved March 29, 2017***