

READFIELD PLANNING BOARD

Minutes of Wednesday, April 26, 2017

Planning Board Members: William Buck, Jay Hyland, James Schmidt, Don Witherill

Others Attending: Gary Quintal; CEO, Kristin Parks; Board Secretary, Jenna Hinkley, Winter Adams

Meeting called to order at 6:36 pm by Don Witherill

Application: None

New Application:

**Jennifer McConnell-Owner
Big White Barn**

Jenna Hinkley-Agent

169 South Road – Map 134 / Lot 63 – Rural Residential

1. Jenna Hinkley – Owner of Big White Barn Yoga has requested approval of a retail space in the Big White Barn for the sale of yoga items and apparel.

- Jenna Hinkley & Winter Adams gave a brief description of their request for a retail permit for her existing business she already has. Will be selling yoga apparel, props, oils etc. They have had a lot of requests from the customers. Items for sale will be open only around the studio hours for the yoga classes so no additional hours added. Yoga will be the only area of retail sales in the building.

2. Jenna Hinkley – has requested approval to host a Farmer's Market on one Saturday per month during off hours.

The use of the structure will remain under the Land Use Table as Office: Business Professional/Medical (pg37) with an expansion of use by including Retail Business (pg37) which requires Planning Board review. The items sold at the Farmer's Market would be products of area farms.

- Jenna Hinkley & Winter Adams would also like to add a Farmer's Market on one Saturday per month. They will coordinate it so the farmers market will not be going on during already open business hours to keep the traffic down. They will set up on the side lawn to the left of the building. There are about 22 currently parking spaces with the possibility of in the future adding 8 more on the gravel over the leach field. They will be reaching out to local farmers and crafts people for the sale of fresh produce and handmade items while keeping it small scale of local community members and no "Big Businesses". The Farmers Market would operate Jun to October.

READFIELD PLANNING BOARD

- **Motion** made by Jay Hyland that the application is considered complete, schedule a public hearing and site visit. **Second** by William Buck. **Discussion:** Site visit scheduled for Wednesday, May 10 at 5:45 pm at the Big White Barn on the South Road with the Public Hearing following at 6:30 pm at the Planning Board Meeting. **Vote** 4-0 in favor.

Administrative items:

- **Review of Minutes for 03-29-2017**
 - **Motion** made by William Buck to approve the minutes of the March 29, 2017 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 7:15 pm.

Next Planning Board Meeting scheduled for Wednesday, May 10, 2017.

Minutes Approved 05/10/2017