



TOWN OF READFIELD

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Readfield Planning Board Minutes of May 13, 2015

Planning Board Members: Paula Clark, Chair; William Buck; Jack Comart; Bruce Hunter {absent}; Jay Hyland; James Schmidt {absent}; Andrews Tolman; Don Witherill.

Others Present: Gary Quintal- CEO/LPI, Kenneth Tibbetts, Sheila McNamara, Bonnie Harris, Willard Harris, Patrick Carrol, Robert Bittar

1. Public Hearing opened at 6:33 – Robert Bittar presented his revised plan to include a 12x20 expansion of the barn (so called) and reduce the 8x13 addition to 4x20 in the stream protection zone.

Questions to the Chair from public- What is the proposed project? The property is being developed as a single family dwelling on a grandfather non-conforming lot. What does it take to change the use? If a property applies for a change of use, the Planning Board would require a site plan review by the Board, in which the applicant would only be allowed the use as listed in the LUO tables. In what zone is Bittar property? This property is in the Rural Residential District but is required to follow the setbacks for structures due to the 75 foot setback from a Resource Protection zone. Chair closed hearing at 7:03

Board reviewed height of structures in each zone as listed in the LUO, 20-25-35, that all prior approvals and this revision met LUO standards. That any future changes will be reviewed by the PB. Entrance steps and ramps shall not be sized to be used as decks. A motion was made by Jack to approve the 4x20 addition and to change the 8x13 addition to 4x20 and that any changes made to this plan shall be reviewed by the PB, 2nd by Jay, vote unanimous.

2. Patrick Carroll presented the Kents Hill School application, the Board asked if the storm water ponds were built to sub stain the increased volume, if the fire chief was contacted, if DEP approval was required. Patrick related the calculations for storm water runoff and the new drainage as below the capacity of the ponds, the fire chief would be relying on the Fire Marshall Office permits and DEP is not involved due to the new State Law passed to exempt schools. A motion made by Jay that the application was complete if documentation about maintenance of the storm water retention ponds could be provided to the Board at the next meeting, 2nd by William, vote unanimous.

3. Shelia McNamara presented her application to replace her home in the Shoreland zone due to the damage of her home by fire (over 50% value) and that a new foundation would be necessary for the new modular home. The application was reviewed by the Board; the foot print of the new structure would be smaller and not as close to the stream. A motion was made by Jack that the application was complete, 2nd by William, vote unanimous.

4. The application by Tom and Maryann Allen did not have a presenter. The Board reviewed the application and could not determine the square footage of the expansion in the different setback zones, how the new storm water runoff was to be controlled, that the septic system could handle the new expanded structure without any documentation of the present system flow capacity. The Chair asked the CEO to require the above information in order to have the Board review the application as complete.

Next Planning Board Meeting for Wednesday - June 3, 2015.

Minutes of March-11-15 and **Minutes of April-22-15** were accepted as amended Jack abstained (5-0-1)

The meeting adjourned at 8:45

APPROVED 6-3-15