

# READFIELD PLANNING BOARD

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**Minutes of Wednesday, May 10, 2017**

**Planning Board Members:** William Buck, Jack Comart, Andrews Tolman, Don Witherill

**Others Attending:** Gary Quintal; CEO, Kristin Parks; Board Secretary, Laura Hagelin, Ian Hagelin, Marsha Giglio, Richard Choate, David & Donna Lancaster, Miranda Hinkley, Jenna Hinkey, Winter Adams, Darren Stortz-McFarland, Shaun & Bethany Wells, Kathryn Mills Woodsum, Linnea Koons, Joseph Donahue

Meeting called to order at 29 pm by Jack Comart

**Application: Public Hearing opened at 6:30 PM**

**New Application:**

**Jennifer McConnell-Owner**

**Jenna Hinkley-Agent**

**Big White Barn**

**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 is looking to sell yoga apparel and accessories. Will only be around the times of already scheduled classes and to current students.
- Joseph Donahue spoke on behalf of the Dixon Road Association. He is an abutter property owner to the BWB. They have concerns on additional traffic and good clearance to see when pulling out of the road. He referred back to when the BWB was first granted their permit and 3 conditions that were placed: 1) No expansion to the parking without additional Planning Board Approval; 2) No parking on the side of the South Road; 3) The side road to be returned to natural state. He mentioned he is glad to see that the Farmers Market has been removed from the application request at this time. He is also concerned on the sale of retail items, has seen operations in the past expand. He is hoping to not see additional signage or a big flashy neon sign located at the property.
- Jenna Hinkley spoke and mentioned that they are turning the side road back to its natural state. They are trying to keep parking under control and condensed. The retail business will be small and for current students, will only be open before and after classes with no additional hours added for sale times.
- **Motion** made by William Buck to close the Public Hearing at 6:41 pm, **Second** by Andrews Tolman. **Discussion:** Planning Board to review the old application for BWB from 2011 and the parking situation. **Vote** 4-0 in favor.
- **Motion** made by Jack Comart to approve the application as amended (delete Farmers Market) to be complete to approve yoga apparel and equipment sales with limited hours of 30 minutes before and after scheduled classes and to continue with the current parking conditions with no parking on the side of the road and not to be expanded at this time. **Second** by Don Witherill. **Vote** 4-0 in favor.

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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 from the area.

- Requested to remove from the agenda/application. Will look into later. Submitted letter to the Planning Board.

### New Application:

1. Linnea Koons

9 Sadie Dunn Road – Map 104/Lot 1&2 – Rural Residential is requesting changes to the Fogg Farm Homestead – east – subdivision covenants and restrictions (K.C.R.D. Book3559/Page152).

- a) #3 restricts building envelope, requested change as per application
  - b) #4 restricts visual intrusions, requested change would allow photovoltaic arrays as they do not reflex light or glare
  - c) #9 restricts mobile and manufactured homes, requested change to allow manufacture home as per application
  - d) #12 (A)(12) restricts driveway surface material, request material change to include pavement reclaim
  - e) #12 (B)(7) restricts roof area, request to increase roof area to 4,000 sq.ft.
  - f) #13 restricts height of structures, request change to 35 foot height
- Linnea Koons gave a brief introduction. She purchased Lots 1 & 2 on the Fogg Farm Homestead. Would like to have her electricity done by solar panels. She has spoken with the other lot owners and they seem to have no problems. She also would like to place a manufactured home placed on the property. She would like to request changes to the subdivision covenants and restrictions as stated above.
  - Further research to be done to see if the town can change the covenant. Property owner supplied a narrative to changes to the covenant included in her application.
  - **Motion** made by Andrews Tolman that the application is complete, schedule site visit and public hearing and notify abutters and landowners, **Second** by William Buck. **Discussion:** Site visit scheduled for May 24 at 5:45 pm. Public hearing following at 6:30 pm. Linnea Koons to have building/plans marked out. **Vote** 4-0 in favor.

2. Heather Lawrence – Owner, 140 Torsey Shores Road – Map 106/Lot 75 – Shoreland District

Agent/contractor – Richard Choate had requested approval to construct a 28x8 deck within the 100 foot high water line set back as per plans.

- Richard Choate gave a brief update of the plans that Heather Lawrence would like to do to her property located at 140 Torsey Shores Road. She is looking for approval of a 28 x 8 deck that is within the 100 ft. high water line. Richard Choate

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said that per Heather Lawrence when she purchased the property she was told there would be no problems at doing this addition but unsure what is on record/file. Richard Choate roughly measured the length and found it to be around 100 ft. but was measure on the ground, not flat across.

- **Motion** made by Don Witherill to approve the applications as complete, notify abutters, schedule public hearing and site visit. **Second** by William Buck. **Discussion:** Site visit scheduled for June 14<sup>th</sup> at 5:45 pm with Public Hearing to be followed at 6:30 pm. Measurement to be completed by Gary on May 16<sup>th</sup> at 8:30 am to see if it is within the 100 ft. area. If measurement is within the 100 ft. area then Richard Choate will let landowner know that it is unable to be done. **Vote** 4-0 in favor.

### **Administrative items:**

- **Review of Minutes for 04-26-2017**
  - **Motion** made by Don Witherill to approve the minutes of the April 26, 2017 meeting as presented, **Second** by William Buck. **Vote 2-0-2**, abstained by Jack Comart & Andrews Tolman due to being absent at last meeting.

Meeting adjourned at 7:50 pm.

Next Planning Board Meeting scheduled for Wednesday, May 24, 2017.

*Minutes approved 06-10-2017*