

READFIELD PLANNING BOARD

Minutes of Wednesday, June 14, 2017

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

Others Attending: Gary Quintal; CEO, Kristin Parks; Board Secretary, Linnea Koons

Site Visit 5:45 PM at Fogg Road & Sadie Dunn Road

- Attendance: Gary Quintal; CEO, William Buck, Jay Hyland, James Schmidt, Andrews Tolman, Don Witherill, Linnea Koons, David & Donna Lancaster

Meeting called to order at 6:30 pm by Don Witherill

Application: Public Hearing at 6:30 PM

- **Public hearing opened at 6:30 pm. Motion** made by Andrews Tolman to close the Public Hearing. **Second** by James Schmidt. **Vote** 5-0 in favor.
- 1. **Linnea Koons - 9 Sadie Dunn Road – Map 104/Lot 1&2 – Rural Residential**
Linnea 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**
- Items A through F reviewed briefly by Don Witherill.
- When referring to structures they include the house, garage and solar panels.
- **Motion** made by Andrews Tolman to approve the following to the subdivision covenants and restrictions: #3 request change that restricts building envelope per application, #4 request change to allow photovoltaic arrays, #9 request change to allow manufacture homes per application, #12, A,12 request to allow pavement reclaim, #12, B,7 request to increase roof area to 4,000 square feet and #13 request height structure to 35 foot height. Subject to standard conditions of approval. **Second** by Jay Hyland. **Discussion:** Motion includes all 3 structures. **Vote** 5-0 in favor.

New Application: None

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Administrative items:

- **Review of Minutes for 05-10-2017**
 - **Motion** made by Andrews Tolman to approve the minutes of the May 10, 2017 meeting as amended, **Second** by William Buck. **Vote 3-0-2**, abstained by James Schmidt & Jay Hyland due to being absent at last meeting.
- **Heather Lawrence – Owner, 140 Torsey Shores Road – Map 106/Lot 75 – deck will be located outside the 100 foot setback/meeting side setbacks.**

Meeting adjourned at 6:45 pm.

Next Planning Board Meeting scheduled for Wednesday, June 28, 2017.

Minutes approved June 28, 2017.