

READFIELD PLANNING BOARD

Minutes of Wednesday, July 12, 2017

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

Others Attending: Gary Quintal; CEO, Kristin Parks; Board Secretary, Dan Harriman, Brandon Fike, Jessica Fike, Mary Broad, Robert Broad, Olivion Lequsumic

Meeting called to order at 6:32 pm by Jack Comart.

Application: The Town of Readfield Planning Board will hold a Public Hearing at the Town office at 8 Old Kents Hill Road beginning at 6:30 PM. The purpose of this Public Hearings is to receive comments regarding;

Robert & Mary Broad's application to change the lot lines of lot # 3 410 & 414 Church Road – Map 103 / Lot 32 in the Broad View Heights Subdivision establishing two LUO conforming lots: one containing a single family dwelling and the other being a two family dwelling. An application has been received and found complete to amend Broad View Heights Subdivision.

Public Hearing: Open at 6:32 PM, Closed at 6:34 PM.

- Dan Harriman gave a brief description of the application to change the lot lines.
- No public comments.
- **Motion** made by William Buck to close the public hearing, **Second** by James Schmidt, **Vote** 5-0 in favor.
- **Motion** made by Jack Comart to approve the application as submitted with plot plan as presented and with standard conditions, **Second** by William Buck. **Discussion:** All lot owners and abutters were notified. **Vote** 5-0 in favor.

Applications Pending: None

Administrative items:

- Dan Salisbury would like to reduce the number of beds, building, septic at the permitted Green Hill Development, How would the board like the CEO to proceed?
 - Applicant wants to reduce to 10 bed facility instead of 16. Will change the foot print of building, smaller septic and parking may be reduced. Gary will add to the agenda as soon as he gets the new plan. Suggested to have the current approved conditions available as well.

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- Town property at the Old Mill Stream Dam, an application will be asking for a Park and Recreation permit from the Board.
 - The Trails Committee, Conservation Committee and the Town will be fixing up Town Property at the Old Mills Stream Dam. They would like to have a foot path and a viewing area. The Town is submitting a site review for modification.
- A request / application to change zoning in Town is pending and will be on the next PBM July 26.
 - The Gazebo and Community Center are on the same application. Applicant wants to change the zoning area. Planning Board has decided that more reviewing needs to be done.
- A camp burnt on Nobis Point and is requesting a demolition permit to remove the remaining camp (over 50% lost) and to remove hazardous trees. How would the board like the CEO to proceed?
 - **Motion** made by William Buck to issue a demolition permit, **Second** by James Schmidt. **Discussion:** They will need a DEP permit if wants to remove the stumps. **Vote** 5-0 in favor.
- **Review of Minutes for 06-28-2017**
 - Will approve next meeting.

Meeting adjourned at 7:30 pm.

Next Planning Board Meeting scheduled for Wednesday, July 26, 2017.

Minutes approved August 9, 2017