

READFIELD PLANNING BOARD

Minutes of Wednesday, October 11, 2017

Planning Board Members: Jack Comart, Jay Hyland, Andrews Tolman, Don Witherill

Others Attending: Gary Quintal; CEO, Kristin Parks; Board Secretary, Doug Riley, Rosalea Kimball

Meeting called to order at 6:33 pm by Jack Comart.

Application: None

Application Requesting Completeness Approval:

- 1) Rosalea Kimball –owner of 14 Church Road
PO Box 277
Winthrop, ME 04364

14 Church Road (map 120 / lot 35) has been CEO approved (see CEO letter 5/1/2012) as a 2 unit apartment & 5 business office spaces. The owner is requesting to stay as a mixed use, but be allowed to use one or more of the following combinations:

- a) Reduce the number of office spaces to allow up to 2 new apartments with the installation of a new septic system for the total flow rate to be no greater than 540 gallons per day that would require a State Fire Marshal permit, OR
- b) Increase the number of office spaces (up to 8) in combination with the apartment(s) with the installation of a new septic system for the total flow rate to be no greater than 540 gallons per day that would/may require a State Fire Marshal permit, OR
- c) Increase the number of bedrooms in either apartment using one or multiple business spaces as spare bedrooms with the installation of a new septic system for the total flow rate to be no greater than 540 gallons per day.
 - Rosalea Kimball gave a brief description of her plans for 14 Church Road.
 - Doug Riley went over the septic expansion information. They will be removing the old septic system and replacing with an upgraded septic system.
 - There are a total of 16 parking spaces that is shared with the Readfield Grange (an agreement was done in 1995). Parking area could be reconfigured to add more spaces. Suggested to make sure all parking remains onsite.
 - State Fire Marshall will be reviewing the building again. If more than 3 unites will need sprinkler system. Holding tank would be in the basement if needed.
 - **Motion** made by Don Witherill to find the application as complete, waive site visit, schedule Public Hearing for October 25, 2017 at 6:30 pm and notify abutters. **Second** by Andrews Tolman. **Vote** 4-0 in favor.

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Administrative Items:

- Review of Minutes for 9-13-2017
 - **Motion** made by Jay Hyland to approve the minutes of the September 13, 2017 meeting as presented, **Second** by Don Witherill. **Vote 3-0-1**, abstained by Andrews Tolman due to being absent at last meeting.
- Review of Minutes for 9-27-2017
 - Amend minutes as discussed and add to agenda for review on October 25, 2017.
- Driveway setbacks as per Readfield Driveway... Policy (LUO pg. 115 & 128) - Discussion
- Non-Conforming Structures (Art. 3, Sec 4:C. Page 9) that are not in the Shoreland Zone - Discussion

Meeting adjourned at 7:55 pm.

Next Planning Board Meeting scheduled for Wednesday, October 25, 2017.

Minutes approved 10-25-2017