



TOWN OF READFIELD

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Readfield Planning Board Minutes of June 3, 2015

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

Others Present: Gary Quintal- CEO/LPI, Kenneth Tibbetts, Sheila McNamara, Patrick Carrol, John Whitehouse, Matt Whitehouse, Mary Denison, Tony Mancini, Barbara Boemke, Bob Bittar

1. Public Hearing opened at 6:32 –Patrick Carroll presented an overview of the Kents Hill School and the application to relocate the dining hall into a new building. Closed at 6:40

The Board reviewed the report that was sent to the CEO dated May 27, 2015. The Board determined that the storm water pond maintenance schedule that was submitted to the CEO for the Kents Hill School had not disclosed any pond maintenance or a schedule of maintenance activities that they operate to achieve their designed purposes.

The Fire Chief reviewed the project with the CEO and was concerned about ending the Loop Road without a proper turnaround. The CEO, after consulting with the Fire Chief, would like the new construction to include something as a no parking area so emergency vehicles could turn around.

Don made a motion;

- that a copy of the Standard Conditions of Approval be included with the Notice Of Decision,
- that the Readfield Fire Chief will review the new design of the so called Loop Road due to the creation of a dead end. The design of the new dead end road shall meet the needs for a safe turn around by emergency vehicles,
- Kents Hill School shall retain the service of a **qualified independent inspector** to **inspect the storm water ponds** to determine present maintenance needs and to insure that they operate to achieve their designed purposes. If problems are identified, they shall be corrected prior to the use or occupancy of the new Dining Hall. The inspectors report and any action taken in compliance will be submitted to the CEO office prior to the use or occupancy of the new Dining Hall,
- The Kents Hill School will submit to the town on a semi-annual basis for the next two years the on-going maintenance log, as previously approved, demonstrating that required inspections and maintenance have been performed: 2nd by Jay, vote unanimous (5-0).

2. Public Hearing opened at 7:00 - Shelia McNamara presented her application to replace her home in the Shoreland zone due to the damage of her home by fire (over 50% of

value destroyed) and that a new foundation would be necessary for the new modular home. Closed at 7:05

The Board reviewed the application showing the new structure would have a greater set back from the stream; the height of the new structure would be less than the present building; and the existing septic system is sufficient.

Don made a motion;

- that a copy of the Standard Conditions of Approval be included with the Notice Of Decision,
- that a D.E.P. demolition permit be submitted to the CEO
- that erosion control shall be maintained diligently given the location of earth movement adjacent to Mill Stream
- that a D.E.P permit for earth moving be submitted to the CEO (possibly a Permit By Rule) 2nd by Jay, vote unanimous (5-0)

3. The application by Tom and Maryann Allen (CEO to reschedule).

4. Application to approve Ledgewood Drive as a Private Way
Name Matt Whitehouse presented for owner Mark Ishkanian
Address 53 Ledgewood Drive
Site Plan Review – Approval to convert driveway to private road
Tax Map 135 Lot 10 – lot division will create possible 3rd dwelling unit

Don made a motion that the application was complete, that any information about ownership and maintenance of Ledgewood Drive would be useful in their review at the next meeting on June 17, 2nd by Jay, vote unanimous (5-0)

5. Anthony Mancini presented his application to review the reconstruction of 1064 Main Street as a three season cottage on Tax Map 120 / Lot 146 in the Shoreland District. He is seeking approval to transfer most of the bunkhouse living space into the existing structure by expanding the existing cottage's foundation & remove some impervious areas to make the lot more conforming to the LUO and construct a garage outside of the 100' setback.

Jack made a motion that the application was complete, that a site visit would be on June 17 at 6:00 PM and will be first on the agenda when the Board convenes back at the Town office. 2nd by Jay, vote unanimous (5-0).

Next Planning Board Meeting is Wednesday - June 17, 2015 at 6:00 pm at 1064 Main Street.

Minutes of April-22-15 and May-13-15 were accepted in a motion by Jack and 2nd by Jay the vote was (4-0-1), Bruce abstained

The meeting adjourned at 8:30