

# READFIELD PLANNING BOARD

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## Minutes of Wednesday, November 8, 2017

**Planning Board Members:** Paula Clark; Chair, William Buck, Jay Hyland, James Schmidt, Don Witherill

**Others Attending:** Gary Quintal; CEO, Kristin Parks; Board Secretary, Jeanie Harris, Ellen Bowman, Aaron Neily, Robert Bittar

Meeting called to order at 6:32 pm by Paula Clark.

### Application:

- 1) Public Hearing – A complete application has been presented to the Planning Board requesting Mid State Steele Road to be classified as a Private Road. Town Manager / Road Commissioner has inspected the road and the Board has received a letter stating the Road has met Private Road Standards.

Gaston Rodrigue – present owner of Mid State Steele Road  
67 Mid State Steele Road  
Readfield, ME

- Paula Clark gave a brief description on the application
- Public Hearing opened at 6:33 pm. No public comments. **Motion** made by Don Witherill to close the Public Hearing. **Second** by William Buck. **Vote** 4-0 in favor, Jay Hyland had not arrived yet. Public Hearing closed at 6:34 pm.
- Gary Quintal, CEO had drafted a Notice of Decision for review and approval of the Planning Board. **Motion** made by William Buck to approve the Road with the conditions of the Notice of Decision suggested by Gary Quintal with the exception of removing the last bullet (Mid State Steele Road shall always be a privately owned road and the Town of Readfield shall not have any associated costs). **Second** by Jay Hyland. **Vote** 5-0 in favor.

### Application Requesting Completeness Approval:

- 1) Robert and Helen Bittar – owner of 26 Mill Stream Road  
309 Waugan Road  
Monmouth, ME

Requesting a zoning change from Rural Residential to Village District Map 120 / Lot 013 and amend application to include Map 120 / Lot 005 to the proposed Village district.

- Review of the LUO on specific zoning changes.
- Paula Clark gave an introduction on the application requesting completeness and mentioned that there are time sensitive time frames that need to be put in to consideration. March 9 is the deadline for warrant articles.

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- First step: Zoning change. Any activity within the zoning will need a new application completed.
- Robert Bittar asked if he was able to attend meetings via teleconference or have a person represent him if he is unable to attend.
- Jay Hyland mentioned that this is not going to be a quick process but the Planning Board will do the best they can.
- Suggested and agreed by the Planning board to have the meetings set up in advance to make sure a quorum is met.
- Tentative Schedule:

January 10, 2018	Completeness & Discussion
January 31, 2018	Public Hearing
February 7, 2018	Deliberation if needed and to extend Public Hearing if needed.
February 14, 2018	Deliberation if needed and to extend Public Hearing if needed.
February 20, 2018	Date for written decision

### Administrative Items:

- Review of Minutes for 10-25-2017
  - **Motion** made by Don Witherill to approve the minutes of the October 25, 2017 meeting as presented, **Second** by Jay Hyland. **Vote** 4-0-1, abstained by James Schmidt due to being absent at last meeting.
- Review of CEO draft LUO changes for 2018 Town Warrant
  - No proposed language changes yet, just a review list to think about.
  - Gary Quintal reviewed the list with the Planning Board and will do a draft of the changes for further review.

Meeting adjourned at 8:30 pm.

Next meeting is scheduled for December 13, 2017 at 6:30 pm.

**Minutes approved 01-10-2018**