

# READFIELD PLANNING BOARD

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## Minutes of Wednesday, January 10, 2018

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

**Others Attending:** Gary Quintal; CEO, Kristin Parks; Board Secretary, Bob Bittar, Will Harris, Bonnie Harris

Meeting called to order at 6:35 pm by Paula Clark.

**Application:** None

### Application Requesting Completeness Approval:

1. Robert and Helen Bittar – Owner of 26 Mill Stream Road
  - a. 309 Waugan Road – Zoning Change Application
  - b. N. Monmouth, ME – Village District Expansion
  - c. Planning Board reviewed application
- A brief discussion was held on the process of considering a rezoning request that is submitted to the Planning Board. Review the application that was submitted and determine completeness while keeping in mind the importance of the Comprehensive Plan, Ordinances and other properties involved.
- Bob Bittar gave a brief presentation on his rezoning request and the intentions on the use of the property. The main purpose is for the building and land to be used as a town event and community center, holding both town and public events. He would like to keep the historical aspect of the property and focus on supporting music and cultural life in Readfield.
- Many of the lots requested for zoning change are currently nonconforming lots.
- Parking would be considered on Lot 17 that Bob Bittar said was assessed and could hold about 50 cars. The only access to the parking lot would be from Mill Stream Road and not from Route 17.
- On November 7, 2017 Lot #5 was added to the rezoning request.
- If Bob Bittar is unable to attend a meeting he can send a representative, postpone the process or the Planning Board could continue the process without Bob Bittar present.
- **Motion** made by Jack Comart that the application is considered complete, schedule a Public Hearing for February 7, 2018 at 6:30 pm and to notify abutters. **Second** by Andrews Tolman. **Vote** 7-0 in favor.

### Administrative Items:

- Review of Minutes for 11-08-2017
  - **Motion** made by Don Witherill to approve the minutes of the November 8, 2017 meeting as presented, **Second** by William Buck. **Vote 6-0-1**, abstained by Jack Comart due to being absent at last meeting.

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- Review of CEO draft LUO changes for 2018 Town Warrant – Quick review

Meeting adjourned at 8:40 pm.

Next meeting scheduled for Wednesday, February 7, 2018