

READFIELD PLANNING BOARD

Minutes of Wednesday, June 13, 2018

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

Others Attending: Gary Quintal; CEO, Kristin Parks; Board Secretary, Bob Bittar, Jeannie Harris, Will Harris, Grace Keene, Linda Tukey, James Tukey

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

Application:

1. **A request has been made by Robert Bittar for a change of use from a single family home at 26 Mill Stream Road (Tax map 120/Lot 13) to a Community Center / Club (LUO def. pg. 119). A community club is a permitted use (LUO pg. 35) requiring planning board approval.**
 - Paula Clark gave a brief summary on the application and public hearing that has happened so far and what has been taken into consideration. There are 2 primary issues that the Planning Board has discussed: 1) Proposed use as a Community Center/Club allowed in Rural Residential District, 2) Site review issues/criteria. The Planning Board to take into consideration: Page 119 of LUO and the definition of Community Center/Club and LUO – Table of Uses and District Purposes. Exceptions are very limited. All members reviewed the application on their own, not as a group.
 - Bob Bittar spoke that it would be limited to those interested in music and arts.
 - Jack Comart took into consideration the definition of rural residential district and the table of uses when making his decision. It states there are no commercial uses allowed in rural residential. The purpose is to maintain the rural environment. He has an issue that he doesn't see fundamental difference between the proposal and the Emporium or any other business. He sees it as a business, not a current organization or nonprofit. There are a lot of unknown factors (members, membership requirements, etc.) He finds it hard to fit this organization into the definition in the LUO.
 - Jay Hyland said he has spoken to people from other towns that have similar venues. A Community Center/Club has a number of pieces to the uses. He doesn't see how a community center/club fits into the definition "activities customarily carried on by a business". Jay is very impressed by all the work done by Bob Bittar but doesn't feel it seems to fit.
 - Don Witherill feels it is a problem as its customarily run by a business. Has to show regards to the neighborhood and the effects it will have.
 - Andrews Tolman agrees it's a really neat thing that Bob has done. He has tried hard to get it to fit the definition. Even though a nonprofit, it's still a business trying to make money. It's a Restaurant/Entertainment venue but doesn't fit into the category of Community Center/ Club as described in the LUO at this time.

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- James Schmidt feels that everything that has been seen and heard feels as though it doesn't fit the LUO definition and seems more as a business/adult entertainment/bar. If the property turns over to new owners, who is to say that things might not be changed?
- Paula Clark looked at other definitions of Community Centers/Clubs and keeps coming back to "not engaged in activities customarily for gain". The writer is trying to limit it to certain types of activities. She feels it is carried on by a business.
- Bob Bittar was very upset with the decisions of the planning board.
- **Motion** made by Jack Comart to deny the application as the proposed uses described do not fit the definition of a community center/club. **Second** by Jay Hyland. **Discussion:** Planning Board agrees it's a great venue just not the right area. **Vote** 6-0 in favor.

Application Requesting Completeness Approval:

- None

Administrative Items:

- **Review of Minutes from 05-09-2018**

Motion made by Andrews Tolman to approve the minutes of 05-09-2018 meeting as presented, **Second** by Jay Hyland. **Vote** 5-0-01; abstained by Jack Comart due to being absent at last meeting.

- **Review of Minutes from 06-06-2018**

Motion made by Jack Comart to approve the minutes of 06-06-2018 meeting as amended, **Second** by James Schmidt. **Vote** 4-0-2; abstained by Paula Clark & Andrews Tolman due to being absent at last meeting.

- **Review Standard Conditions – LU application – multi/use CEO Permit application**

Tabled until next meeting, June 27, 2018

- **CEO inspection requirements of the LUO**

Tabled until next meeting, June 27, 2018

Meeting adjourned at 7:27 pm.

Next scheduled meetings: June 27, 2018 & July 11, 2018