

READFIELD PLANNING BOARD

Minutes of Wednesday, September 9, 2020 (Approved 1/27/21)

Planning Board Members: Paula Clark; Chair, Jack Comart; Vice Chair, William Godfrey, Jan Gould and Don Witherill

Excused Absence: William Buck

Others Attending: Jaime Hanson (CEO), Kristin Parks (Board Secretary), Nate Baudo, Mary Baudo

All votes will be done by roll call of the Planning Board due to meeting conditions.

Meeting called to order at 6:40 pm by Paula Clark.

Old Application:

1. Syncarpha Solar LLC wants to install a 4.95 Mega Watt Solar Array at 368 Main Street (Highland Ridge Farm LLC). This is a continuation of public hearing for this project.
 - Syncarpha asked to postpone the public hearing until 9-23-2020 as they are still gathering the requested information. More public comments have been received.
 - **Motion** made by Don Witherill to continue the public hearing on September 23, 2020, **second** by Jack Comart. **Vote** 5-0 in favor.
 - Paula Clark to put together a document/summary of all public comments received.

New Application:

1. Nathan & Mary Baudo at 7 Colony Road (134-066 & 134-067) have applied for expansion of a non-conforming structure in RP Shoreland zone on Maranacook Lake. Scope is to demolish the existing structure, rebuild new floor plan on helical piles on same footprint. Include (1) new non-conforming accessory shed allowed per Ordinance.
 - Nate Baudo gave a summary of the project (see above of scope of project). Cam has been with the family since 1980's (may have been built in the 1920's). The camp is currently on posts on the ground. Discussion that the one level structure/plan is preferred over the current two level structure/plans.
 - Paula: Replacement requires the Planning Board to determine the project complies with the LUO requirement that setbacks are achieved to the greatest practical extent.
 - Nate mentioned that moving left/right doesn't give much benefit (not far from water), septic tank is to the North, and South is to parking area and Colony Road to the rear (away from water). Across the road has two leach fields (one his, one deed with neighbor) and CMP lines. Could move 2'-3' from there.
 - Planning Board needs a clearer site plan. Nate said notice to abutters has been give and Jaime to check for abutters notification responses. A site visit was expected.
 - Jack: Current site plan is not sufficient. Asked about foundation. Nate spoke that they are helical piles (proposed less than 3', clear above ground, skirting).
 - Paula: Address clearly the structure height, location, height of existing structure and with first plan 20' will be required. Change footprint needs to be shown

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(perhaps dotted for existing structure). Height is required. Discussion on conditions that limit relocation.

- Schedule site visit. Application was submitted in July, heard by the Town in September, want to build in fall 2020. Would like to demo and form new frame during fall of 2020 then complete the home.
- Wants to build a 1-story structure which would be closer to the road by about 8' (size of deck?). Back to 4 C.I. replacing a structure, in no case, as to increase its nonconformity. One story 36'-28' + 8'-0" deck. Two stories unfeasible.
- Extended discussion about resubmission. Paula expecting a completeness determination at next meeting then schedule site visit and public hearing. CEO to work with Nate.
- Jack asking for Cobbossee Watershed person to review this. Jamie to require for resubmission (erosion control).
- **Motion** made by Jack Comart to continue to next meeting, **second** by Bill Buck. **Discussion:** First formal action will be a determination of completeness. Bill mentioned height issue unclear. Vote 5-0.

Administrative Items:

- Comments on new Notice of Decision form should go to Jack then will be put on agenda for next meeting.

Meeting adjourned at 8:04 pm by Paula Clark