



## TOWN OF READFIELD

8 OLD KENTS HILL RD. • READFIELD, MAINE 04355  
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### **Readfield Planning Board Minutes of June 17, 2015**

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

Others Present: Gary Quintal- CEO/LPI, Edward Dodge, John Whitehouse, Matt Whitehouse, H. Whitehouse, Tony Mancini, Donna Mancini.

1. The Public Site Visit opened at 6:02 –Tony Mancini walked the group through the property and gave an overview of the application and the request to relocate the square footage of the bunk house to the east side of the cottage with a new 10 x 20 addition. Also reviewed was the proposed removal of other impervious areas left from a previous use and the trees that needed to be removed for the new construction and could be considered hazardous. The hearing moved to the Town Office and closed at 6:35

The Board reviewed the LUO for re-vegetation of disturbed areas, tree removal, and relocation of non-conforming structures in the Shoreland District. The Board determined that the storm water run-off has been controlled by the applicant and the new construction should follow past practices to control run-off.

Don made a motion;

- that a copy of the Standard Conditions of Approval be included with the Notice Of Decision,
- replacement of the two live pine trees and the dead pine along the shore planned for removal within the 100 foot set-back area is to be consistent with Article 3, Section 4 (B)(2)(a),
- that erosion control shall be maintained diligently given the location of earth movement adjacent to the lake
- that a D.E.P permit for earth moving within the Shoreland Zone be submitted to the CEO
- revegetation consistent with the requirements of Article 3, Section 4 (B)(2)(b), for the area disturbed and the current location of the bunk house and other impervious areas that will be removed,
- maintenance of the current approximately 20 foot naturalized (non-grass) buffer area from the shoreline; and
- continuation and maintenance of the approximate 2 foot wide crushed stone drainage under the drip edge along the present and the newly expanded roof lines to control run-off. 2<sup>nd</sup> by William, vote unanimous (7-0).

2. Public Hearing opened at 6:45 – Matt Whitehouse presented to the board an informal road association agreement for Ledgewood Drive signed by the home owners.

The Board reviewed the application for transferring an existing driveway into and approving it as a private road. The LUO requires Planning Board approval when a third dwelling is proposed on an existing driveway. The board reviewed the private road standards and had the road committee review and make recommendations for their approval. The CEO met with the Road Committee on May 27, 2015 in which they voted to except Ledgewood Drive as a private way in its present condition.

Andrews made a motion;

- that a copy of the Standard Conditions of Approval be included with the Notice Of Decision,
- that the Planning Board will review any extension of Ledgewood Drive
- that the Ledgewood Drive Road Association bylaws be part of any out deed or transfers of ownership of property having rights to using Ledgewood Drive as a right of way. These bylaws should be included with the recordings at the Kennebec County Register of Deeds stating that the owners are responsible for the maintenance of the private road and will share in the maintenance cost. 2<sup>nd</sup> by James, vote unanimous (7-0).

Next Planning Board Meeting is Wednesday - July 8, 2015 at 6:30 pm

**Minutes of June-3-15** were accepted in a motion by Jack and 2nd by Andrews the vote was (4-0-3), Bill, Henry, James abstained

The meeting adjourned at 7:30