



## TOWN OF READFIELD

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### READFIELD PLANNING BOARD Minutes of July 8, 2015

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

Others Present: Gary Quintal- CEO/LPI, Tom Saucier, Tom & Maryann Allen, Bill Monagle – Executive Director of Cobbossee Watershed District, Stephen Wood.

1. The Planning Board was given an overview of the Scribner Hill Farm Subdivision - Revision / Amendment by Tom Saucier of Site Design Assoc. representing Stephen Wood the owner. The revised storm water plan is currently being reviewed by DEP using the present Best Management Practice for storm water which Tom outlined these changes from the prior approved subdivision plan in his overview. Bill Monagle had previously reviewed the changes in the storm water plan and stated in a letter to the Board that “CWD concurs with and approve of” the new plan. Bill also told the Board this new plan will reduce the total compensation fee because of the fee schedule has changed and how the new plan reduces the amount of phosphorus run-off into Shed Pond.

The Chair reviewed the LUO with the other board members on what action the Board should take with these new changes as it is related to an approved subdivision plan. The Board agreed that the new plan did not need a full site review and that they could act on the application as is, with the understanding that DEP approves this plan.

Jack made a motion to accept the minor changes as presented and that a copy of the standard conditions for site review be included with the NOD, 2<sup>nd</sup> by Don, vote unanimous (6-0).

2. Tom & Maryann Allen presented an overview of their application to reconstruct the existing structure with an attached addition outside of the 100' shoreland zone. Tom reviewed the changes to their earlier incomplete application and went over the requested information. This revised application included waterfront setbacks in relation to the northwest side addition, a new design for a future septic system and a brief review of a storm water drainage proposal.

The Board discussed how the new LUO changes effect this application in relationship to having the addition met the greatest practical extent provisions. The application included a new and enlarged foundation, so the board wanted to set up an on-site review and have

a more described plan for control of storm water. The Allen's agreed that a plan for storm water will be given to the CEO.

Don moved to accept the application complete provided that a plan for storm water was given to the CEO for review by the Board at the next meeting, 2<sup>nd</sup> by Bill, vote unanimous (6-0).

3. Election of Officers

Motion by Jack to nominate Paula Clark as Chair, 2<sup>nd</sup> by Bill vote (5-0) Paula abstained.

Motion by Paula to nominate Jack Comart as Vice Chair, 2<sup>nd</sup> by Jay vote (5-0) Jack abstained.

4. Board Members and the CEO have received numerous calls over the construction on 26 Mill Stream Road and that the abutters and residents were concerned that something other than a single family resident was being constructed. The CEO confirmed that a permit was issued to only construction a single family residence and that the owner is well aware that any change of use will need Planning Board approval. The property file for 26 Mill Stream also known as Map 120 / Lot 13 has a "Preliminary Approval" letter for a public well to serve Readfield Country Club from Scott Whitney of the Maine Drinking Water Program in the Department of Health and Human Services. The Chair offered to draft a letter to the owner requesting more information on the preliminary approval of the so-called Readfield Country Club's well. All attending members agreed to review the Chairs draft letter to the owner and take a vote prior to the mailing.

**Minutes of June-17-15** were accepted in a motion by Jack and 2nd by Jay the vote was (3-0-1), Bill abstained

Next Planning Board Meeting is Wednesday –

**July 29 at 6:00 pm which will be at 104 Old Stage Road, then return to the Town office**