



TOWN OF READFIELD

8 OLD KENTS HILL RD. • READFIELD, MAINE 04355
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READFIELD PLANNING BOARD

Minutes of July 29, 2015

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

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

1. The Planning Board had a 6 pm site review at 104 Stage Road with the owners, Tom & Maryann Allen & Bill Monagle, then returned to the Town Office.
2. The Planning Board opened the Public Hearing at 6:30 PM with an overview by Tom & Maryann Allen of their additional information to complete their application as requested at the July 8, 2015 PB meeting. Bill Monagle's overall view of the project was that the plan takes the property into a positive direction to control storm water runoff, closed hearing at 7:15, motion by Bill -2nd by Andrews passed unanimously.
3. The Board discussed aspects of the project:
 - Location to the greatest practical extent,
 - Buffer strip on water side of Old Stage Road,
 - Roof drain as proposed by Coffin Eng.,
 - Blue stone, crushed rock, hot top comparisons as to amount of silt runoff,
 - Distance from shore line as to new expansion,
 - Parking area expansion into raised garden,
 - Culverts that cross Old Stage Road,
 - A condition of approval could be that CEO, Coffin Eng., CWD agree on surface material to be used in parking area to minimize silt runoff.
4. A motion by Don was made to have the Standard Conditions of Site Review part of the project, BMP roof drains to be built as designed by Coffin Eng., CEO, Coffin Eng. & CWD review and approve material for driveway surface and create a vegetative buffer on the water side of road to limit silt flowing into Torsey Pond, 2nd by Jack, vote unanimous.
5. Board Members reviewed a copy of the letter sent to Robert Bittar on behalf of the Board, all agreed letter addressed PB concerns.

6. Board reviewed Liaison Policy and tabled to the next meeting
7. A so called wedding barn in the Rural Residential zone could not be permitted after PB reviewed LUO.
8. **Minutes of July-8-15** were accepted in a motion by Jack with a change in wording in bullet # 4 from “be” to “being” and 2nd by Jay - vote was unanimous, Bruce abstained.

Adjourned 8:00pm

Next Planning Board Meeting is Wednesday – **August 12, 2015 at 6:30 pm**