



TOWN OF READFIELD

8 OLD KENTS HILL RD. • READFIELD, MAINE 04355
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READFIELD PLANNING BOARD **Minutes of Wednesday, September 23, 2015**

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

Others Present: Gary Quintal (CEO/LPI), Kristin Parks (Board Secretary)

Application:

1. Name N/A
Address

New Applications:

1. No completed applications to review

Administrative Items:

- **Seasonal conversion of an approved application; LUO permit fee, Article 6, Section 3H (page 23)**
 - Does a land owner have to come in with a new “complete” application that the Planning Board will have to approve or can minor changes be reviewed at that time an amended application is presented to the Board? Discussion on the difference; set back from water body is different for seasonal to year round. A proposal to amend an application to year round that has been approved by the Planning Board as seasonal. Why can’t they revise their application from seasonal to a year round conversion? Paula suggested putting in new application with a new plan and new septic layout. The planning board and CEO will need to approve the new septic system design. **The final decision is for the land owner to come in with a new application for a seasonal conversion.**
- **Minor change in a lot line of an approved subdivision; Article 6, Section 3H (page 23), Article 8, Section 20,C,9 (page 81)**
 - Lazy Loon Colony Subdivision - Suggested that the owner request a lot revision through a complete application. **Final decision is for owner(s) to come with a complete application and showing revisions (Pg. 23, H1). Re-subdivision plan requires a complete application.**

- **A few changes in the LUO, wording/definitions/related statues; definition of Modular or Manufactured home, Title 10, Chapter 957 (page 124) [change to chapter 951]**
 - **Manufactured homes in Readfield should require some type of letter stating that it will meet state standards for Manufactured Home. Need to modify the definition.**
- **Number of Dwelling Units; Article 8, Section 1 – Article 8, Section 3 (page 44 & 45)**
 - How do you tell the difference of a multi-family and 2 family dwelling home? 2 family dwellings are when owner resides in one part? 120 – 2 family only 2 dwelling units, multi-family has 3 or more dwelling units. Definition of dwelling unit. Has to go to definition for review. Can a duplex be put on a conforming lot. Review of multi-family to 2 family and in-law apartment. Can divide over two acres and can build as long as not in resource protection.
 - **Page 36 and 38 for single family dwelling footnote 5 and 11 – 41 footnote ends at 10. Redo page.**
- **Review of Minutes for September 26, 2015 meeting**
 - Minutes of September 26, 2015 meeting were accepted with revisions in a **motion** made by Jay Hyland and **second** by James Schmidt. **All in favor.**

Meeting adjourned at 8:27 pm

Next Planning Board Meeting is Wednesday, October 14, 2015

Minutes recorded by Kristin Parks, Board Secretary