



TOWN OF READFIELD

8 OLD KENTS HILL RD. • READFIELD, MAINE 04355
TEL. (207) 685-4939 • FAX (207) 685-3420

PLANNING BOARD AGENDA

Wednesday, May 9, 2018

Town Office at Public Hearing 6:30 PM

Application: Public Hearing Required

Torsey Pond Nature Preserve request is to remove and replace existing structures in the Resource Protection Zones with same size, same location structures. The application has been submitted by the Readfield Conservation Commission through Jerry Bley and approved by the Town Manager to waive all related fees, Town Tax Records of 213 Chimney Road on Tax Map 102 / Lot 4 is shown as town owned property.

Application Requesting Completeness Approval:

1. A request has been made by Bethany and Shawn Wells of 30 Sunrise Drive (Tax map 103/Lot 35 & 37) to change the Restrictive Covenants recorded at Kennebec County Register of Deeds starting in Book 3884 on page 177 for Fogg Farm Homestead West Subdivision. The covenant requesting change is on page 186, #7. Animals. The owners are requesting the change due to the fact that all farm animals kept on the property are for personal consumption only and household pets shall not be kept on the property unless housed within the home. They are requesting a change to allow companion animals like horses.
2. A request has been made by Robert Bittar for a change of use from a single family home at 26 Mill Stream Road (Tax map 120/Lot 13) to a Community Center / Club (LUO def. pg. 119). A community club is a permitted use (LUO pg. 35) requiring planning board approval.

Administrative Items:

- Review of Minutes for 4-25-2018
- Review Standard Conditions – LU application – multi/use CEO Permit application
- CEO inspection requirements of the LUO

Comments from the public are encouraged and welcomed. Written comments from the public will be accepted at the Town Office at any time; however to be placed on the agenda the submission shall be received 7 days prior to the next scheduled meeting. Comments received at a meeting shall only address items on the agenda and/or as deemed appropriate by the Chair. If you have any questions regarding this agenda or would like to be placed on a future agenda, please contact the Code Office at 685-3290 or e-mail readfield.ceo@roadrunner.com.

Next scheduled meetings: May 23 & June 13, 2018

Permit Fee _____

Date Paid _____

Receipt # _____

Town of Readfield
Readfield, Maine 04355
(207) 685-4939

Map 103 Lot 37+35

Planning Board
Land Use Permit Application

The undersigned applies for approval of the Readfield Planning Board as follows:

1. Applicant / Owner:

Name Bethany + Shawn Wells
Address 30 Sunrise Lane
Readfield, ME
Phone# (W) _____
(H) 301-802-7024
207-446-6418

Other supporter →

Agent (if any):

Name George O'Connor (Reactor/neighbor)
Address Sunrise Lane 15
Readfield, ME
Phone# (W) 207-458-1674
(H) _____

Note: Property owner must provide written authorization if he/she wishes to be represented by an agent. Such authorization may be provided either by signing this application, or by providing authorization by means of a separately signed statement included with the application.

2. Street address of property: 30 Sunrise Lane Readfield, ME

3. In what land use district is the property (as defined in Article 7 of the Land Use Ordinance (LUO) and depicted on the Land Use Map)?

Map 23 Lot 35 + 37

4. What is the existing use of the property (see Table 1/Table of Uses, Article 7, of the LUO)?

residential

5. What is the proposed use of the property as best described from Table 1/Table of Uses in Article 7?

a) _____
b) Provide a description of proposed use of development
30 Sunrise Lane is on the market, prospective buyers would like to pasture + stable horses. We are requesting a change in wording under covenants # 7 from "consumption" to "use".
Fogg Farm Homestead West subdivision

6. Lot Width _____ Lot Depth _____ Lot Area in Acres (1 acre = 43,560 sq. ft.) 16 acres

7. If a structure is proposed to be built, or expanded:

Type of Structure(s)	Length	Width	Height
<u>g</u>	<u>0</u>	_____	_____
_____	_____	_____	_____

I certify that the foregoing, and the attached materials including responses to review criteria, are true, correct and accurate to the best of my knowledge.

Signature of Applicant / Owner Bethany Wells Date 4/19/18

Signature of Agent (if any): _____ Date _____

Applicant: Bethany Wells
30 Sunrise Lane

**Planning Board Review Criteria
Questionnaire**

1. State how the proposed activity will not have an undue adverse affect on:
 - a) the scenic or natural beauty of the area N/A
 - b) any historical sites that may be located on the property N/A
 - c) any significant wildlife habitat N/A
 - d) any public rights for physical or visual access to any shoreline N/A
 - e) any rare and irreplaceable natural areas N/A

2. a) What other Town, State or Federal permits will be required for this project?
None
 - b) Do you intend to apply for these permits? _____
 - c) Are you committed to conducting this activity and subsequent use of the property in conformance with all applicable Town, State and Federal laws, rules, regulations and ordinances?

3. State how the proposed activity will:
 - a) prevent stormwater from giving rise to soil erosion both during and after the development no effect on storm water or erosion

(In this regard you may reference the appropriate erosion control or stormwater management books available at the Town Office)

 - b) reasonably conserve the land's capacity to hold water N/A

4. State what impact the proposed activity will have upon the Town's public services and facilities. This may include, but not be limited to the amount and type of anticipated traffic, requirements for emergency services, effects relating to public education, etc.
Will not effect traffic (away from road)

5. a) What financial resources (including mortgage commitments) do you have to assure the completion and implementation of this project in compliance with the Land Use Ordinance? N/A
b) What technical support will be used in connection with any design, development or use of the project? N/A

6. a) Is any portion of the subject property located within, or affected by any flood areas as depicted on the Federal Emergency Management Agency Flood Insurance Rate Map? NO (These Flood Maps are available for your reference at the Town Office).
- i) If the answer to question (a) is yes, do you intend to include any portion of your development within the boundaries of the flood plain, including any structures or buildings, wells, wastewater disposal systems, or any storage or placement of property stockpiling of materials? _____
- ii) If the answer to question (i) is yes, how do you intend to develop this project (including it's subsequent use) to comply with the Floodplain Ordinance of the Town of Readfield?

7. a) Does your proposed development or use include any alteration of or impact to any wetland? NO If the answer to this question is yes, describe how you intend to minimize this impact? _____
- b) Are you aware that any wetland alteration requires additional permitting on the State or Federal level and will you be applying for those? NO
8. What part of your development or use will rely on or could impact groundwater?
none
9. a) State the nature of solid waste your proposal will generate both during development and the subsequent use of the property. N/A
- b) Will this solid waste be taken to the Town Recycling Station? _____ If so, how will the Town be compensated for handling such waste? _____
- c) If the solid waste is not to be taken to the Town Recycling Station, how do you plan to dispose of it? _____
10. Do you intend to connect to any public water supply? NO
11. a) What impact, if any, could the proposed activity have on adjacent properties and their uses. State whether any noise, glare, fumes smoke, dust, odors, or other affects will be generated.
- b) Describe the anticipated extent of these impacts and how you intend to buffer or reduce them to a level acceptable to adjacent properties. fences
12. a) What is the approximate percentage of slope of the land? NA
- b) What are the nature of the soils? NA
- c) What is the nature and extent of the existing vegetation on the site of development or use?
NA
13. a) What is the nearest waterbody (lake, pond, stream, brook)? Maranacook
- b) What is the least distance between the waterbody and the project site? 4 miles
- c) What part of your project could impact one of these waterbodies?
none
- d) How do you intend to minimize this impact? Ø

14. How do you intend to provide for the adequate disposal of sewage and wastewater in order to comply with the requirements of the State Plumbing Code? No plumbing changes
-
15. Describe or illustrate on a separate paper how you intend to control and manage any additional stormwater resulting from this project or use. You may reference the publication, "Stormwater Management for Maine, Best Management Practices" published by the Department of Environmental Protection (1995) and which is available for reference at the Town Office.
 NOTE: If the project results in 20,000 sq. ft. or more of impervious area in the Maranacook Lake watershed or more than one (1) acre in the other lake watersheds, or more than five (5) acres of disturbed area in either watershed, a Stormwater Management permit from the Department of Environmental Protection will be required.
16. What will your water requirements be for this use and what will be your water source? Private well
-
17. What types and amount of additional traffic do you expect as a result of this use?
none
-
18. What are your plans for permanent access to the site of the proposed use?
no changes
-
19. Does your proposed development or use cross the Readfield town line? no
 If so, into which town? _____
 How will you avoid causing unreasonable traffic congestion or unsafe conditions as related to the use of that town's public ways? _____
-
20. What is the estimated depth-to-frontage ratio of the lots you propose to create or develop?
none
-
21. Has a representative of the Readfield Fire Department reviewed your proposal?
no
 If so, what is their opinion and/or recommendations? Ø
-
22. Are there currently any enforceable land use violations associated with this property?
Fogg Farm Homestead "west" subdivision blk 3884 p 177-190 p 185
-
23. If your project involves the construction of a road, has the road design been approved by the Road Committee? n/A no road changes
-

Required Submittals
(Per Article 6, Section 3.I.2)

1. Copy of the portion of applicable tax map showing subject property, abutting properties and boundaries of all contiguous property under the control of the owner or applicant, regardless of whether all or part is being developed at this time.
2. Names and mailing addresses of all property owners abutting the proposed development. (Abutters are the owners of any parcels with one or more common boundaries or points, as well as property owners of any parcel located directly across any road, railroad or stream along the road, railroad or stream from the parcel involved in the application. Also included is any Qualified Conservation Holder of an easement in any of these parcels).
3. Exact direction to the property from the Town Office, using a map if necessary.
4. The Assessor's tax map and lot numbers of the parcels.
5. A copy of the deed to the property or other documentation to demonstrate right, title or interest in the property on the part of the applicant.
6. The name, registration number and seal of the land surveyor, architect, engineer and/or similar professional who prepared any plan.
7. Map showing the north bearing and lot dimensions of all property lines of the property to be developed and the source of this information.
8. Site plan(s) illustrating the following: (Note: If the site plan is not drawn to scale, then specific distances identifying the relative locations of the following features must be shown on the plan).
 - a) The location and size of any existing and proposed sewer and water mains, culverts and drains that will serve the development whether on or off the property along with the direction of existing and proposed surface water drainage across the site.
 - b) The location, names, and present and proposed widths of existing and proposed roads, driveways, streets, parking and loading areas, walkways and rights-of-way within or adjacent to the proposed development.
 - c) The location and dimensions of all existing and proposed buildings and structures on the site, including underground storage tanks.
 - d) The location of intersecting roads or driveways within 200 hundred feet of the site.
 - e) The location of existing and proposed open drainage courses, wetlands, water bodies, floodplains, stands of trees, and other important natural features, with a description of such features to be retained.
 - f) The location and dimensions of any existing and proposed easements.
 - g) The location and dimensions of all existing and proposed provisions for water supply and wastewater disposal systems, including a design copy or letter of soils suitability for any proposed new or replacement wastewater disposal systems.
 - h) The location and dimensions of all existing and proposed signs.
 - i) For any project which shall result in a change to exterior lighting, the location, height, and type of existing and proposed exterior lighting and, for commercial, industrial and institutional projects, the foot-candle intensities of proposed lighting projecting on abutting properties.
 - j) The proposed landscaping and buffering.
 - k) The location and amount of any earth-moving.
 - l) A copy of all existing or proposed covenants or deed restrictions associated with the subject property.

- 9. A copy of any applicable Federal, State or Town applications or permits which have been issued.
- 10. A narrative describing how the proposal meets all of the Planning Board's Review Criteria.
- 11. Evidence of receipt of application fee paid to the Town of Readfield.
- 12. A schedule of construction, including anticipated beginning and completion dates.
- 13. A stormwater drainage and erosion and control plan in compliance with Article 8, Sections 10 and 11.
- 14. A description of the traffic movement to be generated by the development including types, peak hour and average daily vehicle trips, travel routes, and duration of traffic movement both during and following construction. A full traffic impact study shall be required under the conditions set forth in Article 8, Section 18.H, and shall include the components described therein.
- 15. An assessment of the solid or hazardous wastes to be generated by the proposed activity and a plan for its handling and disposal, along with evidence of disposal arrangements.
- 16. A copy of any required dimensional calculations applicable to the standards being reviewed, for example, square footage of structures, percent of lot coverage, etc.
- 17. Elevation drawings for new commercial, industrial, and institutional buildings.
- 18. Any additional information relevant to the project, for example, photographs, Cobbossee Watershed District recommendations, etc.

-----(end of application)-----

Planning Board Fees

<u>Value of Project</u>	<u>Fee</u>
Up to \$100,000	\$100
\$100,001 to \$500,000	\$150
\$500,001 to \$1,000,000	\$250
\$1,000,001 and over	\$500
Minor revisions to a previously approved plan not requiring a new application (Per Art. 6, 3.H.1): \$50	

“Value of Project” is considered the fair market value of all labor and materials for the project requiring site review. The above fee schedule does not include other fees that may be required as part of this project, for example, building and plumbing permit fees.

Subdivision Review

Minor subdivisions	\$175
Major subdivisions	\$175 plus \$50 per lot

Legitimate non-profit organizations will be assessed one-half of the regular fees

#2

Abutting Neighbors.

1. George + Erica OConnor.

207-685-3502

15 Sunrise Lane

2. Peter Davis + Debbie

208 Fogg Rd

207-242-0594

207-685-3536

3. Jackie + Glen Fogg Rd. #212

207-685-9151

#3 Directions to 30 Sunrise Lane
from Readfield town office.

1. Old Kents Hill Rd.
2. Left onto Rt. 17.
3. Left onto Church Rd.
4. Follow 1 mile - Right onto Foggy Rd.
5. Follow 1 mile - Left onto Sunrise Lane.

#4. Tax map + lot numbers

Map 23 Lot 35 + 37

45

WARRANTY DEED
Joint Tenancy

Scott Dyer and Marietta Dyer of Readfield, Maine for consideration paid, grant to

Bethany K. Wells and Shawn A. Wells of Readfield, County of Kennebec, State of Maine,
whose mailing address is **387 Winthrop Road, Readfield, ME 04355**, as **JOINT TENANTS**

with **WARRANTY COVENANTS**

Certain lots or parcels of land, together with any buildings and improvements thereon, situated in
Readfield, County of **Kennebec**, State of **Maine**, bounded and described as follows:

(SEE EXHIBIT A ATTACHED HERETO)

IN WITNESS WHEREOF, the Grantor(s) have set his/her/their hand(s), under seal, this 15th
day of August, 2014.

Wells P. Hill
Witness
to both
Witness

Scott Dyer
Scott Dyer
Marietta Dyer
Marietta Dyer

State of Maine
County of Kennebec ss.

August 15, 2014

Then personally appeared the above-named Scott Dyer and Marietta Dyer and
acknowledged the foregoing to be their free act and deed.

Before me,

Wells P. Hill
Name:
Notary Public/Attorney-at-Law
Commission expires: _____

EXHIBIT A

Certain lots or parcels of land with the buildings thereon, if any, located in Readfield, County of Kennebec and State of Maine, bounded and described as follows:

Parcel One: Lot 2 on plan entitled "Fogg Farm Homestead West" prepared by York Hill Surveying dated July 12, 1989 and recorded in the Kennebec County Registry of Deeds in Plan File E-90128.

Also including a right of way over the 60 foot and 50 foot rights of way shown on said plan.

Subject to restrictions of record as described in Book 3884, Page 185 of the Kennebec County Registry of Deeds.

Together with the following rights conveyed in the deed from Lakeside Developments, Inc. to Robert B. Day and Mary Jane Day dated June 7, 1991 and recorded in the Kennebec County Registry of Deeds in Book 3922, Page 271;

1. That Lot 4 is restricted as to require utility lines to be underground from the property line to any dwelling constructed thereon; and
2. That no overhead utility line will be placed along the stone wall dividing Lots 1 and 2 on said Plan.

Parcel Two: Lot 4 on plan entitled "Fogg Farm Homestead West" prepared by York Hill Surveying dated July 12, 1989 and recorded in the Kennebec County Registry of Deeds in Plan File E-90128.

Also including a right of way over the 60 foot and 50 foot rights of way shown on said plan.

Subject to restrictions of record as described in Book 3884, Page 185 of the Kennebec County Registry of Deeds and to the restriction that utility lines on Lot 4 be underground from the property line to any dwelling constructed thereon as created by deed from Lakeside Developments, Inc. to Robert B. Day and Mary Jane Day dated June 7, 1991 and recorded in Book 3922, Page 271.

Parcel Three: Beginning at a point on the northern corner of lot number 2 on a plan entitled "Fogg Farm Homestead West" prepared by York Hill Surveying dated July 12, 1989 and recorded in Kennebec County Registry of Deeds in Plan File E-90128;

Thence continuing North 56° 40' West in the same direction as the northern line of lot 2 a distance of 260.00 feet to a point;

Thence going in a southwesterly direction parallel to the westerly lines of lots 2 and 4 as shown on said plan a distance of 1,100.00 feet to a point;

Thence going in an easterly direction a distance of 260.00 feet to the southwesterly corner of said

lot 4;

Thence going northeasterly along the westerly boundaries of lots 4 and 2 to the point of beginning, containing 6.6 acres, more or less.

Being the same premises described in a deed from Adam St. John and Lourinda St. John to Scott Dyer and Marietta Dyer dated May 17, 2011 and recorded in the Kennebec County Registry of Deeds in Book 10742, Page 212.

CMT-24358

#10. Narrative.

As the owners of 30 Sunrise Lane we are requesting a change to the covenants restrictions for the Fogg Farm Homestead West Subdivision. Specifically, in the use of Animals as stated in restriction #7.

" a reasonable number of farm animals may be kept on individual lots if used for personal consumption only "

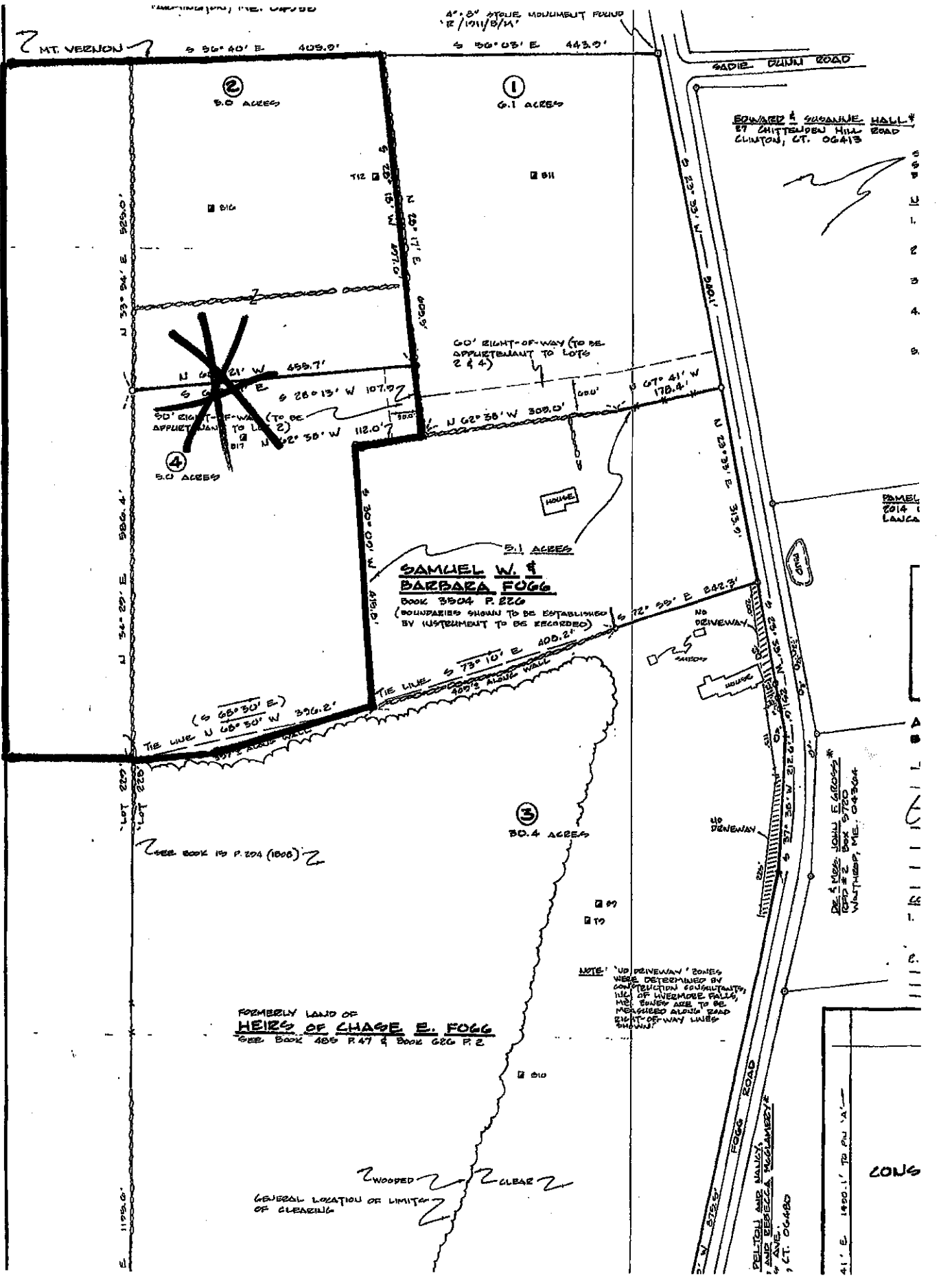
We request a change to "personal use only "

We have consulted with our neighbors and have not received any concerns as related to pasturing + stabling horses in the 16 acres of fields.

Our area on Fogg Rd / Sunrise Lane has been the home of several horses over the years.

The Fogg Farm West Subdivision is a animal friendly, pro horse neighborhood.

It is our observation that this restriction is outdated and no longer relevant to our neighborhood.



MT VERNON

4" x 8" STONE MONUMENT FOUND
12/1911/8/11

②
5.0 ACRES

①
6.1 ACRES

EDWARD & SUZANNE HALL
87 CHITTENDEN HILL ROAD
CLINTON, CT. 06413

N 39° 04' E 525.0'
N 34° 20' E 585.4'
N 34° 20' E 585.4'
N 34° 20' E 585.4'

N 40° 21' W 455.7'
S 60° 13' E 107.9'
S 60° 13' E 107.9'
N 62° 50' W 112.0'
N 62° 50' W 112.0'

60' EIGHT-OF-WAY (TO BE ADJUSTMENT TO LOTS 2 & 4)

SAMUEL W. & BARBARA FOGG
BOOK 3504 P. 220
(BOUNDARIES SHOWN TO BE ESTABLISHED BY INSTRUMENT TO BE RECORDED)

(S 65° 50' E)
THE LINE N 65° 50' W 396.2'

③
50.4 ACRES

FORMERLY LAND OF HEIRS OF CHASE E. FOGG
SEE BOOK 489 P. 47 & BOOK 626 P. 2

NOTE: '60' DRIVEWAY' BONES WERE DETERMINED BY CONSULTATION WITH MR. OF WILVERMORE FALLS, ME. BONES ARE TO BE RECORDED ALONG ROAD RIGHT-OF-WAY LINES SHOWN.

WOODED CLEAR
GENERAL LOCATION OF LIMITS OF CLEARING

DELICIA AND MALCOLM AND BEBECCA McGLAMBERY
AVENUE
CT. 06480

41' E 1450.1' TO PIN 'A'

2016

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tar shingles, or other types of tarred siding. (b) Each residential unit shall contain at least 1000 square feet of living area, floor space, exclusive of porches, breezeways, sheds, and garages. (c) All structures erected on any lot shall be completed as to their exterior, including paint, stain or varnish on any exterior surface above the foundation, within 18 months after construction is commenced. The total roof area of all new structures on each lot shall not exceed five thousand square feet (5000 sq. ft.). Larger roof areas are allowed if the total amount of runoff from the portion of the roof greater than five thousand square feet (5000 sq. ft.) is infiltrated into the ground through an infiltration system or trench.

5. **EXTERIOR APPEARANCE:** Each lot and all improvements thereon, shall be maintained by the owner so as to maintain a neat and attractive appearance at all times. No unregistered motor vehicles, junk, or debris shall be stored on the premises unless completely enclosed by a permanent structure; should any improvements on the premises be damaged by casualty, or become unsightly through wear and tear, the same will be promptly removed or restored to a neat exterior appearance in line with the building requirements above set forth. No outdoor fires shall be started without a proper burning permit. No activity shall be permitted on any lot, nor shall anything be done thereon, which may be or become a nuisance.

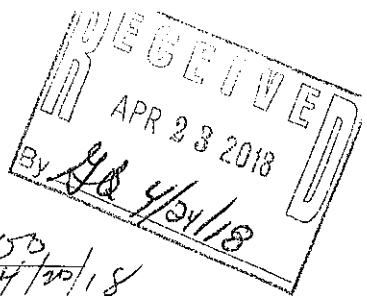
The lawn area of each lot shall not exceed one (1) acre.

Lot owners shall not build or regrade so as to interfere with the natural drainage of surface water, if any, without installing suitable culverts or other drainage facilities, adequate to handle seasonal water runoff, and so designed as to discharge surface water from the lot in the same area and direction as would have naturally occurred before such improvements.

6. **SIGNS:** No signs or other advertising devices shall be exhibited on any lot save for a single neatly kept sign, with not over 200 square inches of surface area, identifying the occupant(s), and uses permitted in Section 1.

7. **ANIMALS:** No farm animals or fowl shall be kept on the premises except ordinary household pets, regularly housed within the home, except, however, that a reasonable number of farm animals may be kept on individual lots if used for personal consumption only, and only when such keeping of farm animals and fowl is in conformance to generally accepted agricultural practices as determined by the State of Maine Commissioner of Agriculture, Food and Rural Resources. All dogs shall be restrained and not allowed to run at large.

8. **TRAILERS AND TENTS:** No house trailers, camping trailers, travel trailers, tents or other form of mobile or temporary residence of any type or description shall be utilized on the premises in excess of 30 consecutive days.



Permit Fee 100
Date Paid 4/20/18
Receipt # 6102

CH691

Town of Readfield
Readfield, Maine 04355
(207) 685-3290

Map 20 Lot 13

Planning Board
Land Use Permit Application

The undersigned applies for approval of the Readfield Planning Board as follows:

1. Applicant / Owner: Name Robert Pitts Agent (if any): Name _____
Address 309 Wagon Rd Address _____
No Home phone
Phone# (W) 933 4965 Phone# (W) _____
(H) _____ (H) _____

Note: Property owner must provide written authorization if he/she wishes to be represented by an agent. Such authorization may be provided either by signing this application, or by providing authorization by means of a separately signed statement included with the application.

2. In what land use district is the property (as defined in Article 7 of the Land Use Ordinance (LUO) and depicted on the Land Use Map)?
Rural Residential

3. What is the existing use of the property (see Table 1/Table of Uses, Article 7, of the LUO)?
Residential Application

4. What is the proposed use of the property as best described from Table 1/Table of Uses in Article 7?
a) Community Center / Club / Association
b) Provide a description of proposed use of development _____

5. Lot Width 17 Lot Depth 17 Lot Area in Acres (1 acre = 43,560 sq. ft.) 27 Ac

6. If a structure is proposed to be built, or expanded:

Type of Structure(s)	Length	Width	Height
<u>None</u>	_____	_____	_____

I certify that the foregoing, and the attached materials including responses to review criteria, are true, correct and accurate to the best of my knowledge.

Signature of Applicant / Owner [Signature] Date 4/20/18

Review Criteria

Aesthetic Cultural and Natural Values

We are working with the Readfield Conservation Committee and the Readfield Trails Committee to integrate this property with this Readfield historical colonial site. The original 1770 structure has been restored and secured for the town.

We have provided the township an easement access path across the length of the property. That access path runs adjacent to the buildings which have been constructed. The path leads to one of the two largest American chestnut trees in Maine. This is a natural state treasure which will be made public for the town and its children.

All work conforms with the RLZO. The location of the drainage field and landscaping around the house will assist in preventing erosion. We will not request any assistance from the town for public services, utilities or facilities. We feel there are no violations of any granted approval. All construction is completed within the limits and boundary determined by the Planning Board and monitored by the Readfield Code Enforcement Officer. The approved construction plan has been designed to avoid town resources, water supply etc.

The proposed activity will not adversely effect land use or other properties by waste, noise, glare, fumes, smoke, dust, odors. The site is elevated above the flood plain and will have no adverse impact upon it or the adjacent stream. A new drilled well has 25 gpm which is adequate for the proposed use.

The proposed use is on dead end. Mill Stream Road is an off road of the Giles road. It s a dirt road away from the State Rt 17 highway or the primary town roads. There is a local available parking lot which should be sufficient for the proposed use. That parking lot will also be available for town functions.

Questionnaire:

1. State how the proposed activity will not have an undue adverse affect on scenic, natural beauty, historical sites, wildlife, public rights, irreplaceable natural resources.

Aesthetic Cultural and Natural Values

We are working with the Readfield Conservation Committee and the Readfield Trails Committee to integrate this property with this Readfield historical colonial site. The original 1770 structure has been restored and secured for the town.

We have provided the township an easement access path across the length of the property. That access path runs adjacent to the buildings which have been constructed. The path leads to one of the two largest American chestnut trees in Maine. This is a natural state treasure which will be made public for the town and its children.

2. Other permits required.

Maine State restaurant licensing permit will be required.

Are you committed to conducting activities in conformance with all laws?

We have operated a restaurant in Readfield since 1986. In the past 31 years we have provided employment and a restaurant for readfield citizens. It has served as a center for musical and art

State Permits:

Fire Marshall Application

April 15, 2018 , engineering plans and architect drawings have been delivered to the Fire Marshall in Augusta. Applications for Barrier Free Permit and Construction approval were submitted and fees paid. Ms. Jennifer Bartlett CFPE, CFI-1 assisted in the submission and completion of the report. Inquiry may be made to Ms. Bartlett 262-3880 , Jennifer.L.Bartlett@Maine.gov.

Maine Department of Corporations for a non-profit corporation

April 15, 2018 Articles of Incorporation were filed and fees paid for a non commercial corporation at the Maine Department of Corporations. This is for a non-profit corporation Music and Arts Coalition of Maine.

Mission Statement of the Music and Arts Coalition of Maine

Following is an excerpt of the By-Laws for the Music and Arts Coalition of Maine . This article of the By-Laws describes the mission and goals of the corporation.

community. We have been scrupulous in observing all laws and regulations.

Storm Water.

During construction, the entire property as well as the well drilling area was surrounded with soil fencing. Used erosion control techniques during construction.

4. Impact on Public Services.

We anticipate none greater than those required for similar proposed use.

5. Resources to assure project completion. We have no mortgages or liabilities. We have a teacher's pension.

6. Flood Area.

The property includes a portion of the land adjacent to the Mill Stream. No construction is planned on that location.

7. We propose no wetland alteration.

8. We anticipate no groundwater impact.

9. We anticipate no solid waste .

10. we will not connect to any public water supply

11. We anticipate normal noise, glare, fumes, odors that would be generated by a community center, club or other public facility.

In 2016, our immediate neighbor, Mr. Cote anticipated that our proposed project may disturb his home. He submitted a bill for 2500.00 for me to pay for the construction of a fence which would provide visual and audio barrier to their home. That bill was paid. Mr. Cote stated that this fence would be adequate to secure his home from the anticipated activities of our project.

In addition any music will be played in an alcove of the building which is acoustically sound proofed.

12. 5% slope of the land. Varioed soils. Existing vegetation - wetland and forest.

13. mill stream is nearest water body.

The building sits 75' from the stream.

The project is not designed to impact the stream. We have provided the Readfield Conservation Committee and Trails committees easements on our property. These easements stand between the only available high ground and the stream. The easements will control any impact to the stream.

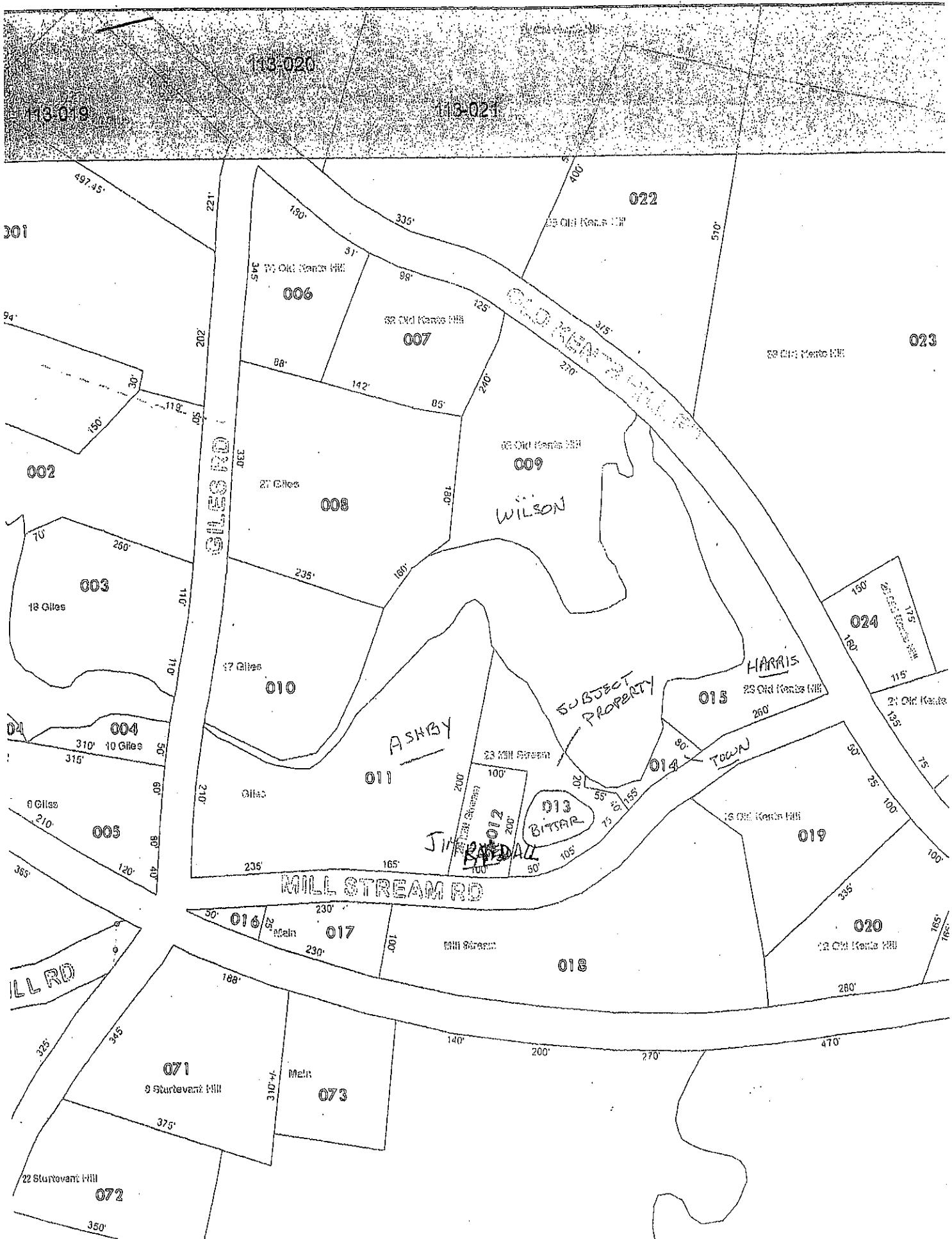
14. We have built a new sewage/waste water system.

16. water requirements...normal for proposed usage

17. Anticipate ten - fifteen cars daily. The facility will operate daily, primarily in the afternoon and evening.

18. plans for permanent access to the site will be seasonal

TAX MAP 120



MAINE MUSIC AND ART COALITION BYLAWS

Article 1

The name of the corporation shall be MAINE MUSIC AND ART COALITION (MMAC). The Corporation may be conducted as MMAC, Maine Music and Art Coalition as well as Readfield Country Club.

MAINE MUSIC AND ART COALITION (MMAC) is a non-profit corporation and shall be operated for music and art education and charitable purposes within the meaning of Section 501(c) (3) of the Internal Revenue Code of 1986, or the corresponding section of any future Federal tax code.

MMAC's primary facility is the original mill building at 26 Mill Stream Road in Readfield. This building which has been renovated is at the heart of the abandoned colonial industrial center of Readfield.

Article 2. Mission and Powers

2.01 Mission

The MMAC has a dual mission.

The first mission - Music: to provide the highest caliber of musical experience for its members and participants, making Maine a better place for music and art.

MMAC has identified the following goals to achieve its musical mission

- attract talented musicians and artists
- strive to ensure that financial considerations are not a deterrent to their participation
- provide an environment that fosters the artistic, intellectual, and personal growth of its participants
- prepare them to embark on successful careers as well as to become leaders in their professions
- uphold its commitment to the diversity of its music/art experience by fostering an environment that is inclusive, supportive, and welcoming to all
- advocate for Maine music and art
- organize events that promote and celebrate music and art
- partner with other funding and creative organizations
- enlist Maine musicians and artists to help with outreach

The Second Mission - the preservation of the Readfield Mill Stream historic site. This site is the colonial genesis of the early Readfield industrial community. Readfield colonists brought energy and vision to

create their town. MMAC will assist funding town organizations dedicated to the reclamation of this dam and its legacy. It will also assist in ensuring handicap access, natural wetlands beauty, and cultural development. It will especially provide support to the development of a wetlands garden, pathways, and other facilities which encourage children to learn about Readfield's colonial past and the people who devoted their lives to its settlement.

2.02 Powers

We will develop revenue-streams and royalties to support these goals. We will engage in all activities necessary or incidental to developing an effective outreach center for Maine music and art. Among those activities we will sell products and foods; rent space within the facility for events. We will acquire, lease and take and hold by purchase, gift, devise or bequest, personal property and real estate not to exceed the amount limited by law and to use and dispose of the same for the purposes for which this corporation is organized.

The corporation shall have the power, directly or indirectly, alone or in conjunction or cooperation with others, to do any and all lawful acts which may be necessary or convenient to affect the charitable purposes, for which the corporation is organized, and to aid or assist other organizations or persons whose activities further accomplish, foster, or attain such purposes. The powers of the corporation may include, but not be limited to, the acceptance of contributions from the public and private sectors, whether financial or in-kind contributions.

2.03 Nonprofit Status and Exempt Activities Limitation

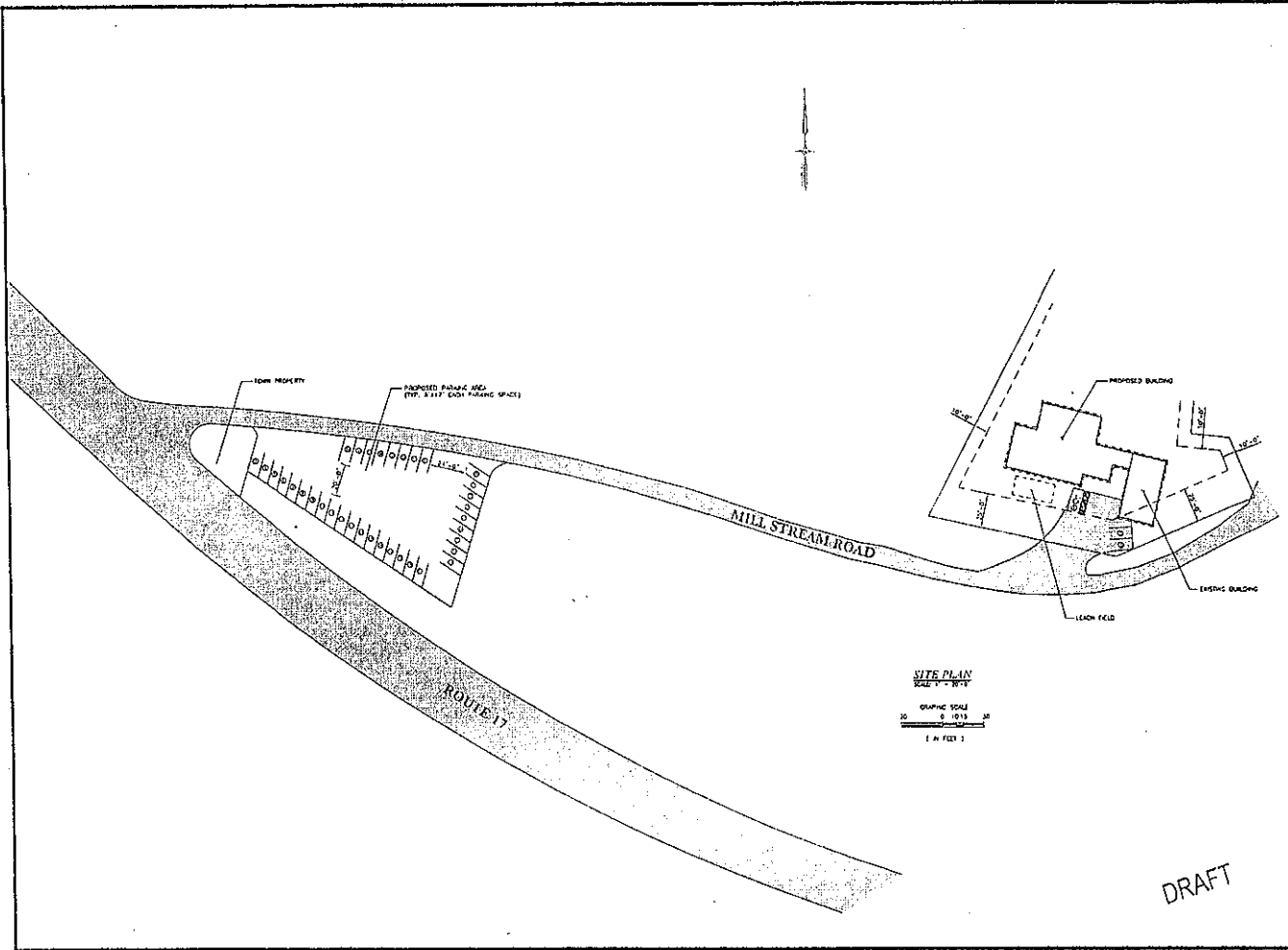
a. **Nonprofit Legal Status.** MMAC is a Maine non-profit public benefit corporation, organized and registered in Maine as tax exempt under Section 501 (c) (3) of the United States Internal Revenue Code.

b. **Exempt Activities Limitation.** Notwithstanding any other provision of these Bylaws, no director, officer, employee, member or representative of this corporation shall take any action or carry on any activity by or on behalf of the corporation not permitted to be taken or carried on by an organization exempt under Section 501(c)(3) of the Internal Revenue Code as it now exists or may be amended, or by an organization contributions to which are deductible under Section 170 (c) (2) of such Code and regulations as it now exists or may be amended. No part of the net earnings of the corporation shall inure to the benefit or be distributable to any director, officer, member or other private person, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in the Articles of Incorporation and these Bylaws.

2.04 Distribution upon Dissolution.

Upon termination or dissolution of the MMAC any assets lawfully available for distribution to one (1) or more qualifying organizations described in Section 501 (c) (3) of the 1986 Internal Revenue Code (or described in any corresponding provision of any successor statute) which organization or organizations have a charitable purpose which, at least generally, includes a purpose similar to the terminating or dissolving corporation.

19. the property doesnt cross a Readfield town line
- 20 this is not a housing development site
21. the Maine Fire Marshall is reviewing the occupancy construction and ADA design plans
- 22 there are no current land use violations
- 23 No road construction is planned



SITE PLAN
SCALE 1" = 50'
GRAPHIC SCALE
0 10 20
1" = 50'

DRAFT

DAVID W. LANDMAN R.A.
16 GORHAM LANE
WARREN, ME. 04092



READFIELD COUNTRY CLUB
READFIELD, ME.



DATE	BY
08/27/11	
ISSUES	REVISIONS
A.M.D.	

SITE PLAN
S1

Readfield CEO

From: Jack Comart <jcomart@mejp.org>
Sent: Monday, April 30, 2018 7:58 AM
To: 'CEO and LPI (readfield.ceo@roadrunner.com)'
Cc: 'Clark, Paula M (Paula.M.Clark@maine.gov)'
Subject: Standard Conditions of Approval
Attachments: Standard Conditions approved 11-7-2006 (002) jccedit.docx; LUO_6-13-2017_corrected_10-17jccedit.docx

I have made some edits to the Standard Conditions. See attached. You could distribute these at the May 9th meeting or just wait until the 23rd.

I have also made some edits to the LUO. See attached, specifically the Table of Contents, and pages 1,14 and 19

I think that we can go forward and amend the Standard Conditions, perhaps at the meeting on May 23rd. When we again amend the LUO , we can incorporate the attached or something like it.

Jack

Jack Comart
Attorney at Law
Maine Equal Justice Partners
126 Sewall Street
Augusta, ME 04330
(207) 626-7058, ext. 202
Fax: (207) 621-8148
jcomart@mejp.org

Readfield Planning Board Standard Conditions of Site Review and Subdivision Approval

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Unless otherwise specifically stated in the permit or deemed inapplicable, the following standard conditions of approval shall apply to all Site Review and subdivision approvals granted by the Readfield Planning Board and to all permits issued by the Code Enforcement Officer for land use activities as indicated in Article 7, Land Use Table, unless otherwise specifically stated in the permit. Strict conformance with these conditions, any other specific conditions of approval specified by the Readfield Planning Board, and the performance standards in Article 8 of the Readfield Land Use Ordinance is necessary for the project to meet the legal criteria of approval.

1. This approval is limited to and includes those proposals and plans subject to site plan or subdivision review contained in the application and supporting documents submitted by the permittee as approved by the Readfield Planning Board. All deviations from the plans and proposals contained on these documents must be reviewed and approved prior to implementation of the project.
2. All structures shall be constructed in compliance with all setbacks from water bodies, wetlands, roads and property lines, and from any other features and within any building envelope specified in the approval of the Readfield Planning Board.
3. Permittees shall secure and comply with all applicable Federal, state, and local licenses, permits, covenants or deed restrictions, authorizations, conditions, agreements and orders prior to and during construction and operation.
4. Permittees shall submit all reports and information or other documents requested by the Readfield Planning Board within thirty (30) days of the date of decision for this project, or as otherwise required by this permit, demonstrating that all conditions of this approval have been complied with.
5. All land use activities shall be conducted in such a manner as to prevent stormwater discharges, soil erosion and sedimentation to surface waters, wetlands, and adjacent properties. All land use activities, including road and driveway construction shall conform to the performance standards relating to stormwater runoff and erosion control specified in Article 8, Sections 10 and 11 of the Land Use Ordinance of the Town of Readfield.
6. In all Shoreland Districts, clearing of vegetation for approved construction shall conform to the performance standards specified in Article 8, Section 19.D, of the Land Use Ordinance of the Town of Readfield. Where natural vegetation is removed and is to be replanted, it must be replanted with vegetation effective in stabilizing soil and preserving natural beauty.
7. The specific character and healthful condition of the area of the activity covered by this permit shall be maintained. The area shall be kept free of litter and trash and any other deposits which could create nuisances, unsightly, unsafe, or unhealthy conditions.
8. Work to be performed by a contractor pursuant to this approval shall not begin before the contractor has been provided by the permittee with a copy of the Notice of Decision and a copy of these Standard Conditions of Approval.
9. Filling, excavating, or other soil disturbance conducted as part of any approved activity is not allowed adjacent to (within 75 feet) or below the mean high water line of any surface water body or wetland, except as may be approved by the Maine Department of Environmental Protection.
10. With the exception of subdivision approvals, this land use permit shall expire if the work authorized by the permit is not substantially started within one year of the date from which this permit was approved by the Planning Board, except that the Planning Board may renew this permit for one additional year provided there is no change in the proposed project or applicable regulations, and the renewal fee has been paid.

(Over)

This permit shall "run with the land" unless it expires pursuant to Article 4, Section 7. The permittee may transfer any or all interest in this permit with any transfer of right, title or interest to this land. The purchaser or lessee may assume all permissions granted by the permit and shall be responsible for complying with all standard and special conditions of approval.

11. This permit does not grant any property rights. It does not authorize any person to trespass, infringe upon or injure the property of another.
12. If the review of any portion of this project was based upon written recommendations from the Cobbossee Watershed District, then this development shall comply with all of those recommendations, unless otherwise approved by the Planning Board. All costs and fees associated with this review, including any environmental compensation fees required by the District, shall be paid by the applicant prior to any development.
13. If the approval of this land use permit is conditioned upon the recording of any documents with the Kennebec County Registry of Deeds, this recording must be completed within ninety (90) days of this approval or prior to commencing the activity, whichever occurs first, unless the condition for recording states otherwise. Attested copies or other proof of recording of these recorded documents shall be forwarded to the Code Enforcement Office within thirty (30) days of the date of recording or prior to the issuance of any additional permits, whichever occurs first. All costs associated with recording these documents shall be paid by the permittee.
14. The landowner shall provide reasonable access to the CEO/LPI or those employed by them to inspect the property to ensure that all provisions of the approved permit, including the Standard Conditions of Approval and any additional conditions of approval are being met, e.g. storm water management measures, erosion control measures, dimensional requirements, etc. Reasonable access shall mean access within 72 hours of the request, unless the CEO/LPI determines that good cause exists for not providing access within 72 hours in which case the CEO/LPI shall establish another time to inspect. The failure of the landowner to permit access shall be deemed a violation of the condition of the permit and subject the landowner to the penalties prescribed in Title 30-A, M.R.S. Section 4452 in addition to any other remedies at law."

14-15. Should the project be found at any time not to be in compliance with any of these Standard Conditions of Approval, or should the permittee construct or operate this development in any other way other than specified in the application or supporting documents, or as modified by the conditions of approval, then the terms of this approval shall be considered to have been violated.

15-16. You are advised that commencing development or use of your property within 45 days of this notice of decision is at your own risk, even as approved by the Planning Board. During the 45-day period, any party aggrieved by the Planning Board decision may file an appeal with the Board of Appeals to overturn, amend, or further condition this Planning Board decision.

Subdivisions are also subject to the following additional conditions:

16. Unless otherwise approved by the Planning Board, all subdivision site improvements, including the conveyances of any proposed easements, must be completed prior to the issuance of any lot use or development permits.
17. Land use permits approved for subdivisions shall be permanent and shall "run with the land." In the event the permittee transfers any or all interest in this permit with any transfer of right, title, or interest to this land, the purchaser or lessee may assume all permissions granted by the permit and shall be responsible for complying with all standard and special conditions of the approval.
18. All recorded subdivision plans shall contain the following statement:
"The further division of any subdivision lot or any change in the plan for an approved subdivision which affects the lot line must receive prior written approval of the Readfield Planning Board."

As adopted March 17, 1987
Amended September 0, 1988

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Amended November 2, 1999
Amended March 6, 2001
Amended November 7, 2006

Article 9 - Commercial and Industrial District	
Adoption Procedure	109-110
Section 1. Purpose	109
Section 2. Standards	109
Section 3. General Requirements	109
Section 4. Application Requirements	110
Article 10 - Road Standards	112-115
Section 1. Purpose	112
Section 2. Applicability	112
Section 3. Limitations	112
Section 3A. Acceptance of Private Roads	112
Section 4. Administration	113
Section 5. Specifications	114
Section 6. Easements	115
Section 7. Driveway Entrances	115
Section 8. Utilities	115
Section 9. Inspection During Construction	115
Article 11 - Definitions	116-131
Section 1. Construction of Language	116
Section 2. Definitions	116

APPENDIXES

Appendix A - Road Construction Standards.....	132
Appendix A-1 - Turnarounds.....	133
Appendix B - Other Town Ordinances Adopted by Reference . . .	134
Appendix C - Riparian Rights Lines.....	135
<u>Appendix D - Standard Conditions of Approval</u>	

NOTE: Words in the text printed in **BOLD** type are defined in Article 11, "Definitions."

READFIELD PLANNING BOARD

Minutes of Wednesday, April 25, 2018

Planning Board Members: Paula Clark; Chair, Jack Comart, Jay Hyland, William Buck, Andrews Tolman

Others Attending: Gary Quintal; CEO, Kristin Parks; Board Secretary, Bruce Hunter, Tim Sniffen, Aaron Weston

Meeting called to order at 6:31 pm by Paula Clark.

Application:

None

Application Requesting Completeness Approval:

Torsey Pond Nature Preserve request is to remove and replace existing structures in the Resource Protection Zones with same size, same location structures. The application has been submitted by the Readfield Conservation Commission through Jerry Bley and approved by the Town Manager to waive all related fees; Town Tax Records of 213 Chimney Road on Tax Map 102 / Lot 4 is shown as town owned property. The Readfield Conservation Commission has been granted the authority to maintain the property through a recorded conservation easement by the Kennebec Land Trust authority.

- Bruce Hunter, Conservation Commission Committee member, gave a brief introduction on the submitted application for Trails Infrastructure.
- The RFP is already ready to go and there is a grant by the Recreation Trails Program.
- Replacement of the Wildlife Viewing platform with a new structure of the same size and in the same location in addition to bog bridging and bridge replacement.
- The land is zoned in Resource Protection.
- **Motion** made by Jack Comart to accept the application as complete, notify abutters, schedule the public hearing and waive the site visit, **Second** by Jay Hyland. **Vote** 5-0 in favor.
- Public Hearing scheduled for Wednesday, May 9, 2018 at 6:30 PM.

Administrative Items:

- **Aaron Weston did a presentation on the GIS System.**
- **Review of Minutes from 03-28-2018**

Motion made by Jack Comart to approve the minutes of 03-28-2018 meeting as presented, **Second** by William Buck. **Vote** 3-0-2; abstained by Paula Clark & Andrews Tolman due to be absent at last meeting.

READFIELD PLANNING BOARD

- **Attached Standard Conditions**

- The Planning Board reviewed the Standard Conditions of Site Review & Subdivision Approval.
- Suggested by Jack Comart to update the LUO to refer to the Standard Conditions and add to the Appendix and make sure they are attached to each approved applications that time of approval.

Meeting adjourned at 8:15 pm.

Next scheduled meetings: May 9 & 23, 2018

DRAFT



TOWN OF READFIELD

8 OLD KENTS HILL RD. • READFIELD, MAINE 04355
TEL. (207) 685-4939 • FAX (207) 685-3420

PLANNING BOARD PUBLIC HEARINGS

Notice of Public Hearing, Wednesday - May 9, 2018

Readfield Planning Board will conduct a public hearing at the Town Office, 8 Old Kents Hill Road beginning at 6:30 PM. The purpose is to receive comments regarding an application by the Readfield Conservation Commission to remove and replace structures at the Torsey Pond Nature Preserve at 213 Chimney Road.

Notice of Public Hearing, Wednesday - May 23, 2018

Readfield Planning Board will conduct a public hearing at the Town Office, 8 Old Kents Hill Road beginning at 6:30 PM. The purpose is to receive comments regarding an application by the Bethany & Shawn Wells with an address of 30 Sunrise Lane to remove and replace number 7 of the deed covenants for the Fogg Farm West Subdivision.

Notice of Public Hearing, Wednesday - May 23, 2018

Readfield Planning Board will conduct a public hearing at the Town Office, 8 Old Kents Hill Road beginning at 6:30 PM. The purpose is to receive comments regarding an application by Robert Bittar to allow a change of use at 13 Mill Stream Road from a single family resident to a Community Center Club.

The above applications can be reviewed at the town office. Please contact the Code Officer with any questions, 685-3290.