



# TOWN OF READFIELD

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## Code Enforcement Officer's Report – Sept 30, 2023

(January – Sept. 2023)

### Q3 2023 Summary:

Building supplies and costs continue at a high cost level and added problem of a small labor pool had been delaying projects and actual building. This year it seems the land prices have exploded and with that many new houses and related tasks have seen permits rise significantly. Many subdivisions that sat dormant for years are now fully occupied and built. Many requests from real estate agents on regulations, septic plans and maps come in weekly. Bottom line looks like the land market is still hot and more building to follow as supply lumber and building material stabilize.

### Building and Plumbing Permits – Q. 3 (7/1 – 9/30):

Permits Issued	Number	Fees Paid	Notes
<b>Building</b>	<b>39</b>	<b>\$ 9805.40</b>	
New Home Construction	5		N/A
Solar	6		
Addition / Remodel/ Solar/Driveway	28		N/A
<b>Plumbing</b>	<b>16</b>	<b>\$ 2335.00</b>	N/A
Internal	9		N/A
External	7		N/A
Other	-	-	N/A
<b>TOTAL</b>	<b>55</b>	<b>\$ 12,140.40</b>	

### Building and Plumbing Permits – Year to Date:

The following permits were issued so far in 2023 (to Oct 16).

Permits Issued	Number	Fees Paid	Notes
<b>Building</b>	<b>119</b>	<b>\$ 30,712</b>	
New Home Construction	14		N/A
solar	11		
Addition / Remodel/ Solar/Driveway	94		N/A
<b>Plumbing</b>	<b>56</b>	<b>\$ 7900</b>	
Internal	28		N/A
External	18		N/A
Other	-	-	N/A
<b>TOTAL</b>	<b>175</b>	<b>\$ 38,612</b>	

## **Special Issues:**

### **Solar Project Main St**

Syncarpha was finally given their Certificate of Use in September. They should be operational mid-October. Syncarpha was a challenge but ended up adding more trees than required for screening and added to and extended their offer for residents for a solar discount program with CMP

### **Residential Solar**

There has been a big increase of residential solar installations, predominantly roof solar installations. The contractors have had issues with Readfield's Solar Ordinance but been cooperative when explained the reasons for our stricter ordinance. The 3 foot setback off roof ridge and one side of the roof is twice the national and many other state towns ask. The reason is to aid fire departments, especially towns like Readfield, who work with mutual aid to work intelligently and safely with the extended safe zone around roof panels.

### **Commercial / Industrial Overlay District**

A few years back the planning board introduced and add a new district (overlay) that would allow greater than 5000 sq. ft. structure development in underlying districts where the allowable use exists. There have been no takers until now, with two applicants, one a large solar project and the other a new storage unit. If approved by the Planning Board, the Selectboard and a Town Meeting would be involved as this is a change in zoning.

### **Shoreline Enforcement**

The summer season is gone but there still exists a rush to upgrade, build and improve shoreline properties. There have been numerous site visits, dealing with permits not being submitted, with after the fact submissions and fixing issues without conflict or protracted legal involvement. The DEP is still hard to engage due to case load and loss of staff which requires the local CEO take on their enforcement duties so it gets interesting. I believe in getting those involved in issues to work amicably with the town and state rules and for the most part it works out well. We had one offender that netted the office a \$12,000 for over cutting a shoreland lot.

### **Marijuana**

After the initial rush to market this year there is one less grow operation, on Pine Rest Rd, and one less medical store, at the Depot where the last day will be October 31. This leaves the one grow operation on Sturtevant Hill Rd and One Medical Shop downtown next to the old Emporium.

### **Bob Bittar**

Bob passed away in August leaving behind three challenged properties. His son has been in and around exploring what the family will do with those properties.

Initial interest has been:

- To likely sell the house on Old Kents Hill Road as a single family dwelling
- Find a sellable use for the Barn on Mill Stream Road, likely some type of home occupancy.
- Find a way to utilize the Emporium, restaurant or café related, and two buildings adjacent to it.

I will update all on the full year report, stop by and say hi when you get a chance.....

Chip Stephens CEO/LPI