

Town of Readfield

Boards, Committees & Commissions

Approved Meeting Minutes

- Planning Board January 10, 2023
- Planning Board March 28, 2023
- Trails Committee November 30, 2022

Readfield Planning Board

Meeting Minutes of January 10, 2023

Planning Board Members Present: Paula Clark, Jan Gould, Jack Comart, Henry Clauson, George O'Connor, Don Witherill, Bill Buck

Excused: Noel Madore

Others Attending: Chip Stephens (CEO), Anjelica Pittman (Board Secretary), Matt Nazar (Comprehensive Plan Committee), Dan & Connie Roy, Grace

Meeting called to order by Paula at 6:30PM

Public Hearing:

86 Torsey Shores Road: Daniel and Connie Roy are applying for an after the fact permit for a new storage shed structure to replace and relocate a previously non-conforming shed that was grandfathered. The property is located at 86 Torsey Shores Road, Map 106, Lot 089 in the Shoreland District.

The previous non-conforming shed was 6 x 8 x 8 ft, located on the property line of the abutter, was too small for their equipment, located 69-70ft from the water and infested with carpenter ants. The new shed is 8x10 x 10 ft, set 8ft from the abutter line, and 1ft further from the high water line than the original shed. However, the new shed is located 15 ft. closer to the water than the principal structure. Dan and Connie do not know of any other options given the slope of the property and are hoping to obtain an after the fact permit

Paula did ask the applicants if Chip had advised the Roys not to proceed with the shed before getting permitted and why they hadn't followed that advice. Dan replied that he had spoken with Chip in October but grew concerned with winter coming and a limited time to build before snow fell. Dan decided to go forward without seeking a permit and to instead get a variance after the fact. Paula pointed out that the Planning Board is not authorized to grant variances.

Jack asked how the slope was on the opposite side of the lot, but Dan said the abutter would not allow the shed within the 20 ft. setback. When asked about placing his garden equipment, etc. underneath the deck, Dan explained that under the deck would not work as there are many opening and doors to the home as well as twice the number of supports as usual creating a maze under the deck. He is also concerned that his yard equipment might leak fuel into the lake Dan said that the parking area is also not a possible location because there is no visibility from the house and the Roys are concerned about theft and or vandalism, even with a lock on the shed. The area next to the parking area is also out, according to Dan, because of the septic and leech field, with the septic tank on the flattest spot in that area. The slope below the parking area is between 27-33%, according to Dan.

What used to be the driveway is now loamed as future growth for a walkway to the home, ¾ of the preexisting driveway is now loamed and full of stone to slow runoff into the lake and access the parking area. Putting the shed there would affect the access downhill; the current location of the shed is still unlevel by 2ft due to slope.

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The Board suggested the Roys might want to hire an engineer who can help them find an appropriate area for the shed that is within conformance with the LUO. The board wants to see more detail about the site, slopes, setbacks and other factors that the PB must consider to determine if the shed meets the greatest practical extent standard. The board would also like to see all possible options and reasons why they will not work. There are some added complications due to the shed being both larger and taller than the previous structure. Jack reminded the applicants that per the ordinance, an expanded accessory structure cannot be located closer to the high-water line than the principal structure. The board could not approve the application as it is, however the board would like to give the applicants the opportunity to meet come back with more information, perhaps with the help of an engineer. The Hearing will be tabled and left open until the Roys can return with additional options. Chip has a list of consulting companies to give to the applicants for resources.

The board agreed to see the proposal back in 60 days unless both parties agree to a date change for good reason; with a status report at 30 days to ensure the application is moving forward. Jan motioned to approve these terms, seconded by Jack, 7-0 vote in favor.

Motion made by Henry to table the application and leave the hearing open, seconded by Don, 7-0 vote in favor.

Comprehensive Plan:

Matt Nazar attended the meeting to participate in discussion of Readfield's draft Comprehensive Plan (Comp Plan) with the Planning Board. Matt and Paula (representing the Planning Board) are members of the Comprehensive Plan Committee working to draft a revised Comp Plan. State law requires that all communities with zoning have a Comp Plan and update it every 10 years; Readfield's last update was in 2009. The Land Use Ordinance must be consistent with the Comprehensive Plan, and the future land use chapter of the Plan will, in part, form the foundation for developing future LUO provisions.

Matt suggested that most of the growth in Readfield since the last update has happened in rural areas instead of the designated growth areas of the current Plan. Paula mentioned a provision of the current Comp Plan that had recommended breaking the existing "rural district" out into three separate districts, to include a new "rural resource district" that would provide additional protections to natural resources.

Matt asked how the board felt about the current Land Use Map and if any changes are needed there, as well as if members feel that the current LUO adequately addresses certain issues and projects that have been controversial, and whether the board has the tools needed to address such issues. Jack gave an example of a more recent controversial issue with the solar farm on Rt. 17, where a new LUO was developed by the PB to address that type of development. Henry suggested discussing ordinances directed at utility/wind/solar development. The board discussed whether the current Comp Plan draft addresses the issues discussed and it was mentioned that some language could use more clarity and specificity.

The board discussed the need to direct the growth in town away from rural areas and towards village districts, as well as protection of Open Spaces within subdivisions. Don discussed

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possibly looking at some type of modified impact fee structure to provide funding to incentivize development in the growth areas. Matt liked Don's idea and will look into it further.

The board also discussed the possibility of potential infrastructure growth in the village district to lure growth there for small scale commercial development.

Affordable housing was also discussed; the new draft plan has a chapter specifically focused on housing. Matt also mentioned a need to address new legislation regarding accessory dwelling units. The regulatory status of mobile homes was also discussed.

Also discussed was the potential use of underutilized housing in the academic district, primarily Kents Hill, for short term rentals, employing an approach similar to that used by Colby College?

Possible expansion of village districts could help increase commercial development in appropriate areas; current risk is more commercial development along Rt. 17, if development is not better limited to village districts.

The Comp Plan Committee is gathering input from relevant Town boards and committees. Comments, additional information, and proposed language for consideration are welcomed for inclusion in the comp plan update.

Chip gave the Planning Board a shout out for their work on the Solar ordinance they created, as the town of Wayne has recently adopted and incorporated it into their ordinances, additionally, half a dozen other towns are showing interest in doing the same.

Matt thanked the Planning Board as well, as he works with municipal attorneys and they have high praise for the board with respect to Shoreland zoning issues.

Meeting Minutes:

Planning Board meeting minutes of December 13, 2022

- Don **Motioned** to approve the minutes with Jack's edits and a language correction by Paula regarding accessory structures, Jack seconded, **vote 4-0** in favor, with Paula, Henry and Bill abstaining.

Other Business:

Paula briefed members of the board on the discussion she had with the Select Board at a recent meeting regarding meeting via zoom or in person. During the Select Board meeting she relayed the sentiments made by Planning Board members at the last Planning Board meeting. She reported that the Select Board encourages participation in person but they appreciate and support decisions made by the Planning Board and that nothing further needs to be done.

Meeting adjourned by Paula at 9 PM

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Meeting Minutes of March 28, 2023 - Approved

Planning Board Members Present: Paula Clark (Chair), Bill Buck, Jack Comart, Don Witherill, Jan Gould, George O'Connor

Excused: Henry Clauson, Noel Madore

Others Attending: Chip Stephens (CEO), Anjelica Pittman (Board Secretary), Constance & Duane Fortini, Woody & Janet Tarbuck, Grace Keene, Carol Doorenbos

Meeting called to order by Paula at 6:35 PM

Public Hearing:

Discussion on Land Use Ordinance Changes – Board members all in agreement with proposed LUO changes.

Public Comment - Carol Doorenbos was concerned about the addition of a screening requirement for storage facilities. She is apprehensive that over regulation will discourage new and existing business in town. She stated that one business already approved for construction of a self-storage facility had dropped their plans due to the screening requirement. The board explained that most types of commercial buildings already require screening, and that some cases may qualify for a waiver. The CEO also pointed out that the business that Carol referred to has actually completed construction of the project and is contemplating another such project in Readfield.

Motion made by Don to accept the changes in the LUO for future consideration by the Select Board, **seconded** by Bill, **vote 5-0** in favor.

Public Meeting:

88 Nobis Point Road – The Fortinis attended and summarized their application. Since the last meeting they updated the storm water management and erosion control plans. They have also submitted an application for a seasonal conversion,

Motion by Don to find the application complete, schedule a site visit and schedule a Public Hearing. George **seconded**, **vote 5-0** in favor.

Chip will coordinate a date and time for the site visit, possibly April 11 at 5pm if everyone is available.

Menatoma Camp Road Association – Woody and Janet Tarbuck presented their application to construct a new foundation under a historic private association community building; known by association members as the boys' camp craft house. The building is in need of rehabilitation due to age and wear from Lovejoy Pond. The association will continue to use the building for crafts, Prepared by Anjelica Pittman, Board Secretary (unapproved)

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recreation activities and storage; there is no other planned change in structure or use aside from the addition of a foundation.

The Board asked whether the applicant had submitted a site plan, completed application questions addressing non-conforming structures and addressed the “greatest practical extent” requirement. The Board also wanted to see the Army Corps of Engineers certificate. Because that information had not been provided the Board postponed further action on the application.

Chip will assist with the remaining portions of the application, the Tarbucks will return for an application completeness determination and to schedule a Public Hearing and site visit at the next opportunity. The applicant stated that there are no pending time issues.

Discussion on Comprehensive Plan with Respect to Land Use Issues – The Comp Plan update is moving forward, there will be an additional chapter added to the town website tomorrow after a Comp Plan meeting, and is scheduled to be reviewed by the Select Board April 10th 2023.

Consider approval of minutes from 01/10/2023 & 02/28/2023 – Minutes tabled as Paula is having some computer issues currently.

Other Business:

The board plans to discuss Brett Roberts’ new boat storage facility for screening and architectural features on Route 41 at the next scheduled meeting.

Meeting adjourned by Paula at 8:00 PM

Readfield Trails Committee Minutes

November 30, 2022

Present: Paul Bessette, Nancy Buker, Jackie Drouin, Greg Durgin, Steve Hayes, Greg Leimbach, Rob Peale, Holly Rahmlow, Henry Whittemore, Bruce Hunter, Dana and Amy Therrien, Linnea Koons

Excused: Megan Lachapelle

Rob opened meeting at 6:50 p.m.

Greg L. agreed to be timekeeper

After introductions of the committee members, Dana and Amy Therrien spoke about building a new trail around a field at the Fairgrounds and doing some bridge improvements, which they would sponsor. Since the trail would be on property other than town property, there are limits to what Trails can do. There was considerable discussion about what trails might serve what purpose and how to proceed. The Therriens are going to approach the school about possible trails. Steve and Rob volunteered to help.

Rob moved that we investigate the possibility of a minimally improved trail around the Maranacook field and improvements to bridges on school property. Greg L. seconded. Unanimously approved.

Henry moved that minutes from October be approved with Rob's three changes; Greg L. seconded. Minutes approved unanimously.

Treasurer Jackie reported that our current balance is \$5,730.79, which includes our carryover. We have not spent anything in the last few months.

Rob reported that Brian at the Greater Augusta Utility District will donate four posts for the signs at the Carlton Pond. Rob mounted the signs on trees, but they aren't very visible where they are. Rob asked for volunteers to install those posts before the ground freezes. No one present had the time, but Rob said he would talk to Howard and Greg D. about doing it. If they can't, the project might have to wait until spring.

Paul has been working on QR codes to give hikers access to the maps. He said that some of the maps don't show up very well. He's going to talk to Dennis about how to do individual maps for each trail.

Rob asked Holly about her husband Don doing some more map work. (He did the original maps.) She said she would check.

Stewards reported on their trails. Rob updated the committee on the Fairgrounds. Several trees were removed. Eric is re-forming the working group on the Fairgrounds project. Rob will be out of town, so Steve and Greg L. said they will attend the meeting on Dec. 14. Henry asked if the Trails Committee has staked out a position on the project. It was mostly agreed that our focus is on the trails and the memorial to Ken Clark. Of course attendees can offer their individual opinions.

Steve said the Fairgrounds trail is in good shape.

Greg L. said he is going to push Eric on the culvert for the Morrill Road trail.

Nancy said her husband David walked the Fogg trail and talked to an abutter, Peter, was inquiring about some pink ribbons along the edge of his property. No one on Trails knows anything about it. Paul said the Fogg Farm trail needs some blazing and bridge work. He will put out a call via email.

The budget for next year needs to be planned. Rob said he'd like to see some of the trails along the Fairgrounds parking lot widened to accommodate wheelchairs. We will need more bluestone, signs for the Morrill Road trail, and perhaps some equipment such as wheelbarrows/two-wheeled carts and boundary paint.

Steve suggested we might need to do some work on the existing trail along the stone wall on school property. Greg L. said he would help scope it out and see what work it might need before we approach the school for funding.

The Conservation Committee offered its thoughts to the Comprehensive Plan Committee suggested policy, which Rob sent out to all of us to read. The RCC response to 7.1 begins:

"RCC believes that it would be entirely impractical and counter-productive to consolidate the work of the Recreation Committee, Conservation Commission and Trails Committee into a single entity. Each of these groups has clearly defined responsibilities, a full agenda of work and committed members. Our respective work does not substantially overlap and where it does there are available avenues to work together. Members of RCC have little interest in being involved in organizing the Town's sports programs and similarly we assume that Rec Board members don't want to spend their scarce time working out the details of a timber harvest on

the Town Forest. The combined responsibilities of the three groups far exceeds the reasonable capabilities of a single volunteer committee.”

We discussed possible responses but were unable to develop a statement agreeable to all, other than that the Trails Committee does not want to be combined with the other committees but is willing to work with the other groups as needed. Rob will draft a summary of our thoughts based on the discussion to send to the comp plan committee, which he will send to anyone who wants to see it.

After the meeting Greg D. sent the following updates re what other committees are doing. (Due to technical difficulties, Greg was not able to hear the Zoom feed and left the meeting.)

“RCC: Our last meeting focused on the town forest harvest and the repair of the road, both of which are large projects. The income from the harvest (done about every 3 to 5 years on different sections) goes into an account that the RCC has “jurisdiction” over.

“Dennis Price and Eric will be meeting with the committee next week to discuss what went awry in the process regarding the Recreation Department Fairgrounds plan last year.

“Comp Plan: My first meeting since rejoining this committee. Focus was on working on the current section, getting clarity on it and setting final goals and policy. Our next meeting Dec 21 will focus on presentations regarding past chapters to finetune and possibly approve final drafts, the local economy, and survey results that should be tabulated by then, and current land use. Proposed timeline for completion: January meeting, February/March public input, finished plan late March or early April, June vote.”

Henry moved we adjourn; Steve seconded. Adjourned at 8:47 p.m.

Minutes prepared and submitted by Holly Rahmlow