

134-063
pdf 150.

Date Paid 9/27/23

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

Planning Board
Land Use Permit Application

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

1. Applicant / Owner:	Agent (if any):
Name <u>Lisa Clary</u>	Name <u>Same</u>
Address <u>43 Swift Rd</u>	Address _____
<u>Wayne ME 04094</u>	_____
Phone# (W) _____	Phone# (W) _____
(H) <u>207-620-0237</u>	(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. Please describe what you are proposing to do:

We would like to put a sink in an upstairs office of the Big White Barn for a tenant who is adding to spiritual guidance, would like to provide hair dressing services to 8-10 clients a week.

3. What land use district, e.g. rural residential, is the property located (as defined in Article 7 of the Land Use Ordinance (LUO) and depicted on the Land Use Map)? RR + R

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

5. What is the proposed use of the property, as best described from Table 1/Table of Uses in Article 7? unchanged; adding spiritual guidance and hairdressing

5. Lot Width _____ Lot Depth 0 Lot Area in Acres (1 acre = 43,560 sq. ft.) _____

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

Type of Structure(s)	Length	Width	Height
<u>n/a</u>	_____	_____	_____

7. Estimated Value of Project \$2000 for sink + install
"Value of Project" is considered the fair market value of all labor materials associated with the project requiring site review.

Non-Conforming Structures

Questions to answer if you are seeking a permit to expand, relocate, reconstruct or replace a non-conforming structure or are seeking a permit to build a new, enlarged or replacement foundation beneath

an existing non-conforming structure. (See Article 11 of the Land Use Ordinance for definition of “**non-conforming.**”)

A. For an expansion of a structure, please list the total **floor area** for all portions of the structure(s) located between 25 to 75 feet from the normal high water line of the water body, tributary stream, or upland edge of a wetland: n/a. (Please attach a worksheet showing how you calculated the total **floor area**. The term “**floor area**” is defined in Article 11 of the Land Use Ordinance.”)

B. For an expansion of a structure, please list the total **floor area** for all portions of the structure(s) located between 75 to 100 feet from the normal high-water line of the water body: n/a. (Please attach a worksheet showing how you calculated the total **floor area**. The term “**floor area**” is defined in Article 11 of the Land Use Ordinance.”)

C. If you plan to put in a new, enlarged or replacement foundation below a non-conforming structure OR if you are seeking to relocate, reconstruct or replace a non-conforming structure, please describe whether the foundation or structure can be located further from the water to meet, or come closer to meeting set-backs, and if not, explain why it cannot be moved further back.

n/a

D. For structures in the Shoreland Residential, Resource Protection or Stream Protection zones, please show how the proposed development does not exceed the 20% lot coverage maximum. See Article 11 of the Land Use Ordinance for definition of “**lot coverage.**”

n/a

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 Luia A. Clancy Date 9/04/03

Signature of Agent (if any): _____ Date _____

Instructions for Completing the Review Criteria Questionnaire

A review by the Readfield Planning Board will be restricted to the criteria set forth in Article 6, Section 3.C, below. Following this Article is a questionnaire intended to help you provide information to demonstrate that your proposed use meets these criteria. Please respond to these

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? *Money in checking acct.*

b) What technical support will be used in connection with any design, development or use of the project?

n/a Plumber knows how to install the sink.

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? (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? _____

Not a development. Adding a sink to an office.

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? *na, not altering wetland*

8. What part of your development or use will rely on or could impact groundwater?

none. Minimal water usage. Using bio degr. products. Filter in sink.

9. a) State the nature of solid waste your proposal will generate both during development and the subsequent use of the property.

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?

Waste already being disposed of @ the station.

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.

12. a) What is the approximate percentage of slope of the land? *n/a*
b) What are the nature of the soils?
c) What is the nature and extent of the existing vegetation on the site of development or use?

13. a) What is the nearest waterbody (lake, pond, stream, or brook)?
b) What is the least distance between the waterbody and the project site?
c) What part of your project could impact one of these waterbodies?
d) How do you intend to minimize this impact?

*Not changing
our impact on
nearby water
(Maranacook Lake)*

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?
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.

We have an existing septic system that is pumped regularly.

n/a

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?
17. What types and amount of additional traffic do you expect as a result of this use?
18. What are your plans for permanent access to the site of the proposed use?
19. Does your proposed development or use cross the Readfield town line?
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?

*Water from well. Using water for a few minutes at a time 10-12x a week.
No change in traffic. Replacing an existing.
Permanent access exists.*

no

20. What is the estimated depth-to-frontage ratio of the lots you propose to create or develop?

n/a

21. Has a representative of the Readfield Fire Department reviewed your proposal?

n/a

22. Are there currently any enforceable land use violations associated with this property?

Not that I know of

23. If your project involves the construction of a road has the road design been approved by the Road Committee?

n/a

Readfield Planning Board Land Use Application Required Submittals
9/24/23

1. Chip to provide
2. Chip to provide
3. Chip to provide
4. Chip to provide
5. Attached
6. N/A per Chip
7. N/A per Chip
8. Chip can take from initial application
9. No other applications or permits are required to my knowledge.
10. We are asking to add a sink to an existing office. It should not change the foot traffic in and out of the facility or the parking since the new business will be using an established office.
11. Application fee included with documentation.
12. The sink will be installed once permission is granted. Should take an hour or two. Will provide the date and time as soon as it is scheduled.
13. N/A per Chip
14. The traffic pattern will not change. See #10.
15. The person using the sink will be mostly doing counseling. She is a hairdresser and would like to continue to serve some of her clients approximately four days a week with 2 clients a day (eight clients a week total). She uses biodegradable products and a filter will be installed on the sink.
16. I have drawn a rough outline of the second floor of the commercial space and indicated where the office of note is.
17. N/A per Chip
18. We are requesting permission to install a sink in an existing office to be used sparingly by the tenant who will mostly be working as a counselor but who plans to see up to eight clients a

week for hair dressing services. She uses biodegradable products and there will be a back flow device on the sink. We have a septic system which is regularly pumped and maintained by Pat Jackson.

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 HEARING SUBMISSION FEES

<u>Value of Project</u>	<u>Fee</u>
Up to \$100,000	\$150
\$100,001 to \$ 500,000	\$250
\$500,001 to \$1,000,000	\$400
\$1,000,001 and over	\$750

“Value of Project” is considered the fair market value of all labor and materials associated with 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.
Additional fees may also be charged for hearing costs such as printing, mailing, newspaper notices, and professional services deemed necessary and allowed under the LUO.

Subdivision Review

Minor subdivisions	\$250
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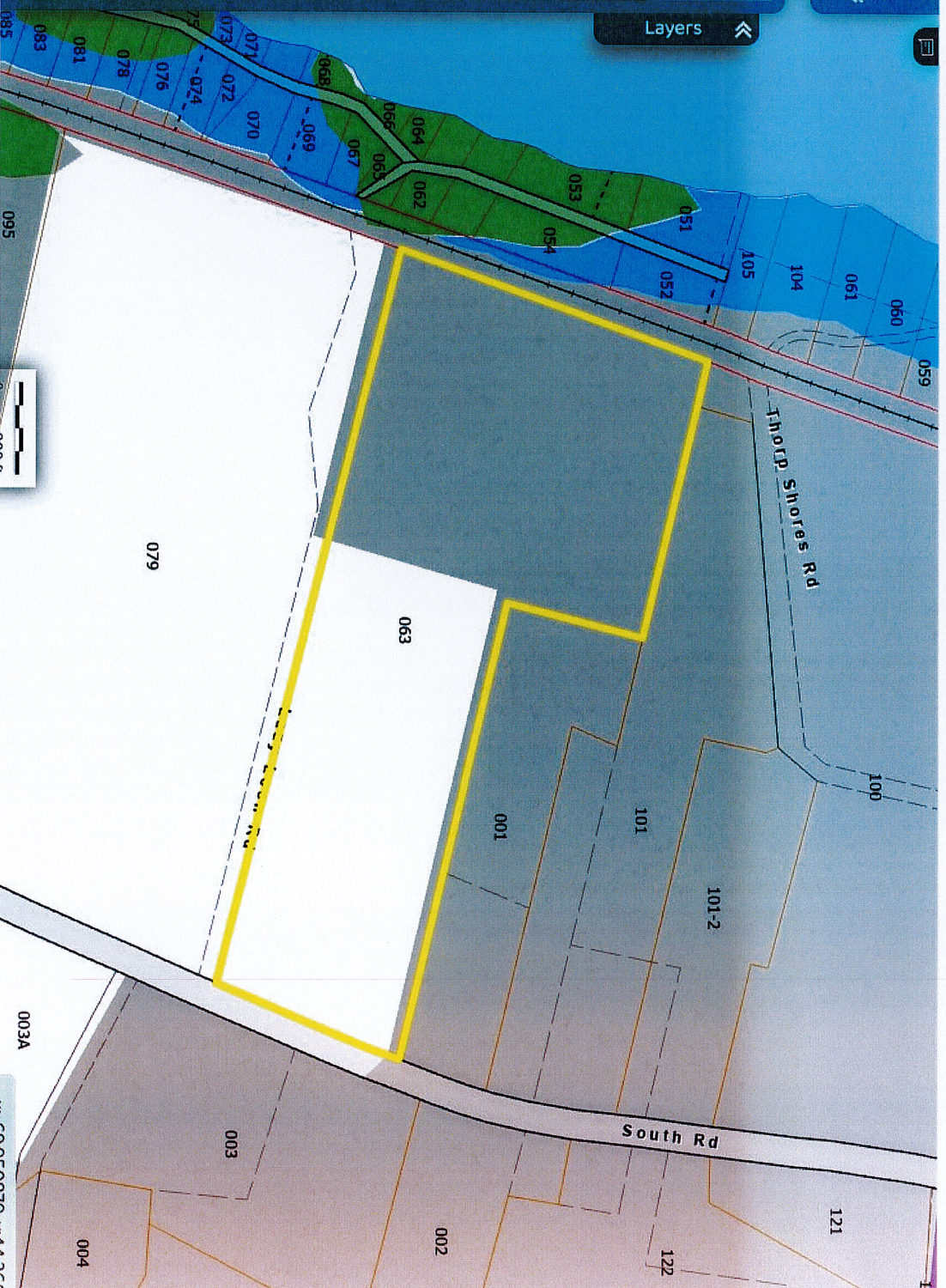
Town of Readfield, ME

Ilisa clarcq



- Property Map
- Aquifer Map
- FEMA Flood
- Future Land Use Map
- Land Cover Map
- Road Management System
- Public Facilities Map
- Soil Map
- Subdivision Map
- Bedrock Map
- Conserved Lands
- Watershed Map
- Topographic Map
- Transportation
- Wetland Map
- Zoning Map

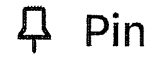
- Rural Resource
- Rural
- Village Residential



Tax MAP

5 min (2.9 mi)

Fastest route now due to traffic conditions



Head east on ME-17 E/ME-41 S
toward Old Kents Hill Rd
Continue to follow ME-17 E



2.1 miles



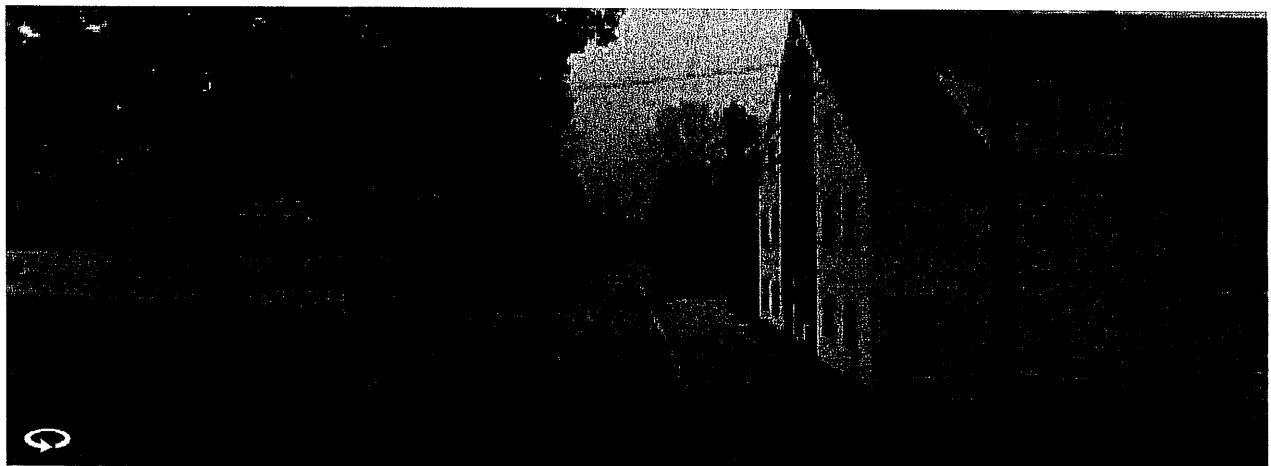
Turn right onto S Rd



0.8 miles



169 S Rd
Readfield, ME 04355



TAL CARD

Map Lot 134-063 Account 1160 Location 169 SOUTH ROAD Card 1 Of 1 9/25/2023

Big White Barn, LLC
 Lisa Clarco
 Wayne ME 04284

B10907P12
 Previous Owner
 St Andre Englebërtha M

169 South Road
 Readfield ME 04355
 Sale Date: 12/01/2011

Property Data

Neighborhood	40 NEIGHBORHOOD 40
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	14 Commercial

Secondary Zone

Topography 2 Rolling

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities 4 Drilled Well 6 Septic System

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dig Well	8.Lake Water
3.Sewer	6.Septic	9.None

Street 1 Paved

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

Inspection Witnessed By:

FLOOD PLAIN MAP
 Open 2
 Sale Date 12/01/2011
 Price 283,000

Sale Data

No./Date	Description	Date Insp.

Notes:

DBA: LAKESHORE BOOKS AND COLLECTIBLES-MULTI USE
 COMMERCIAL
 09' 3.62 acres to map 135 lot 1.

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	36,700	341,800	0	378,500
2011	36,700	341,800	0	378,500
2012	36,700	341,800	0	378,500
2013	36,700	341,800	0	378,500
2014	36,700	341,800	0	378,500
2015	36,700	341,800	0	378,500
2016	36,700	341,800	0	378,500
2017	36,700	341,800	0	378,500
2018	36,700	341,800	0	378,500
2019	36,700	341,800	0	378,500
2020	36,700	341,800	0	378,500
2021	36,700	341,800	0	378,500
2022	36,700	341,800	0	378,500
2023	42,200	393,000	0	435,200

Land Data

Front Foot	Type	Effective Frontage	Depth	Influence Factor	Influence Code
11.WATERFRONT FRO				%	1.Unimproved
12.Delta Triangle				%	2.Excess Frtg
13.Nabla Triangle				%	3.Topography
14.WATER EXCESS F				%	4.Size/Shape
15.WATER EXCESS F				%	5.Access
				%	6.Restriction
				%	7.Corner Inf
				%	8.Environment
				%	9.Fract Share

Square Foot

16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19 Condominium				%	
20.Miscellaneous				%	

Fract. Acre

Fract. Acre	Acres	Effective Frontage	Depth	Influence Factor	Influence Code
21.BASE LOT-DEC	21	1.00	100	%	0
22.BASE LOT-VAL/O	22	1.00	100	%	0
23.BASE WATER-DEC	25	10.00	100	%	0
24.BASE WATER-VAL	26	8.38	100	%	0
25.REAR (1-10 ACR				%	
26.REAR (10-20 AC				%	
27.REAR (20+ ACRE				%	
28.REAR WATER (1-				%	
29.Rear Land 2				%	

Total Acreage 19.38

Readfield

- 43 Condo Site
- 44 COMMERCIAL-BAS
- 45 COMMERCIAL-BAS
- 46 COMMERCIAL EXC

Card Of 1 C P S Entrance Code 0 Info Code 0 Date Ins

134-063 Location 169 SOUTH ROAD

erty | Dwelling | Commercial | Outbuilding | Income App | Picture | Sketch |

130050

Big White Barn, LLC

0



Assessment

Land \$

Building \$3

Exempt

Taxable \$4

Big White Barn, LLC

Lisa Clercq
43 Swift Road
Wayne, ME 04284

Exemption	Per
No Exempt	
No Exempt	
No Exempt	

Revocable Living Trust

St Andre Englebertha M

Maranacook Water Shed

Use Stabilized Amount

Stabilized Tax Amount 0.00

Book	Page	Date
<input type="checkbox"/> 1964		71 12/14/1976
<input checked="" type="checkbox"/> 10907		12 12/01/2011
<input checked="" type="checkbox"/>		

Sale Data

Date	Type	Financing	Verified	Validity
12/01/2011	Land & Buildings	Conventional	Buyer	Other Non Valid

Save as Sale Record

Map Lot 134-063

Account 1160

Location 169 SOUTH ROAD

Card 1 Of 1 9/25/2023

Readfield

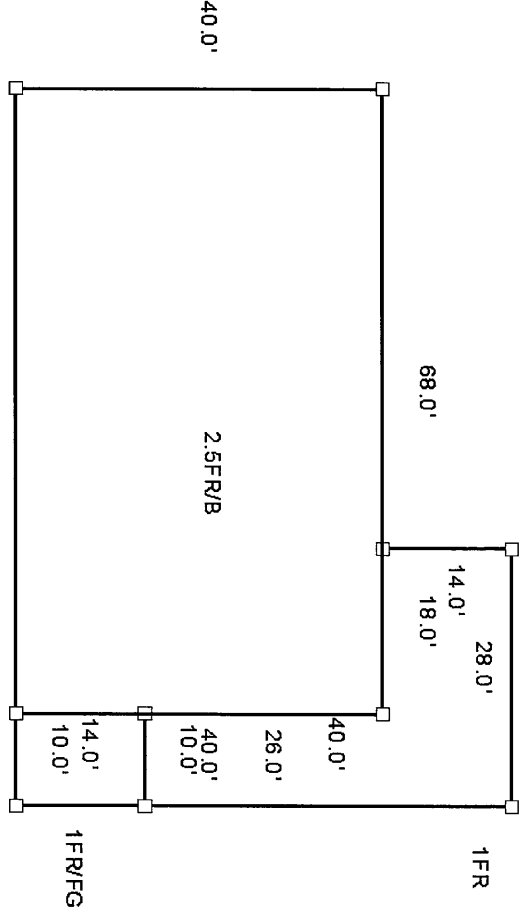
Occupancy Code	114 Multi-Purpose	114 Multi-Purpose
No. of Dwelling Units	2	0
Building Class/Quality	4 Wood Frame	4 Wood Frame
1.Steel	2.Average	2.Average
2.Rein Conc	3.Good	
3.Masonry	4.Excellent	
4.Wood Firm		
5.Rigid Firm		
Grade Factor	0.60	0.60
Exterior Walls	4 Wood Siding	4 Wood Siding
1.Br/St		
2.C Block		
3.Concrete		
4.Wood		
5.Stucco		
Stories/Height	2	1
Ground Floor Area	2,720	792
Perimeter Units/FI	216	89
Heating/Cooling	14 Hot Water	14 Hot Water
11.Elec BB	19.Wall/FI	
12.Wall	20.HeatCoo	
13.FWA	21.Package	
14.HW	22.W/C Air	
15.Space	23.H/C Wat	
16.Steam w	24.HeatPum	
17.Steam N	25.Indiv H	
18.Vent	26.	
Year Built	1970	1970
Year Remodeled	2022	0
Condition	4 Average	4 Average
1.Poor		
2.Fair		
3.Below Ave		
4.Average		
5.Above Ave		
Physical % Good	85	85
Functional % Good	100	100
Economic % Good	100	100



Entrance Code	<ol style="list-style-type: none"> 1. Interior 2. Refusal 3. Informed 4. Vacant 5. Estimate 	<ol style="list-style-type: none"> 6. Other 7. Relative 8. Tenant 9. Agent 5. Estimate
Information Code	<ol style="list-style-type: none"> 1. One Story Fram 2. Two Story Fram 3. Three Story Fr 4.1 & 1/2 Story 5.1 & 3/4 Story 6.2 & 1/2 Story 21. Open Frame Por 22. Endl Frame Por 23. Frame Garage 24. Frame Shed 25. Frame Bay Wind 26. 1StF Overhang 27. Unfin Basement 28. Unfinished Att 29. Finished Attic 	

Date Inspected

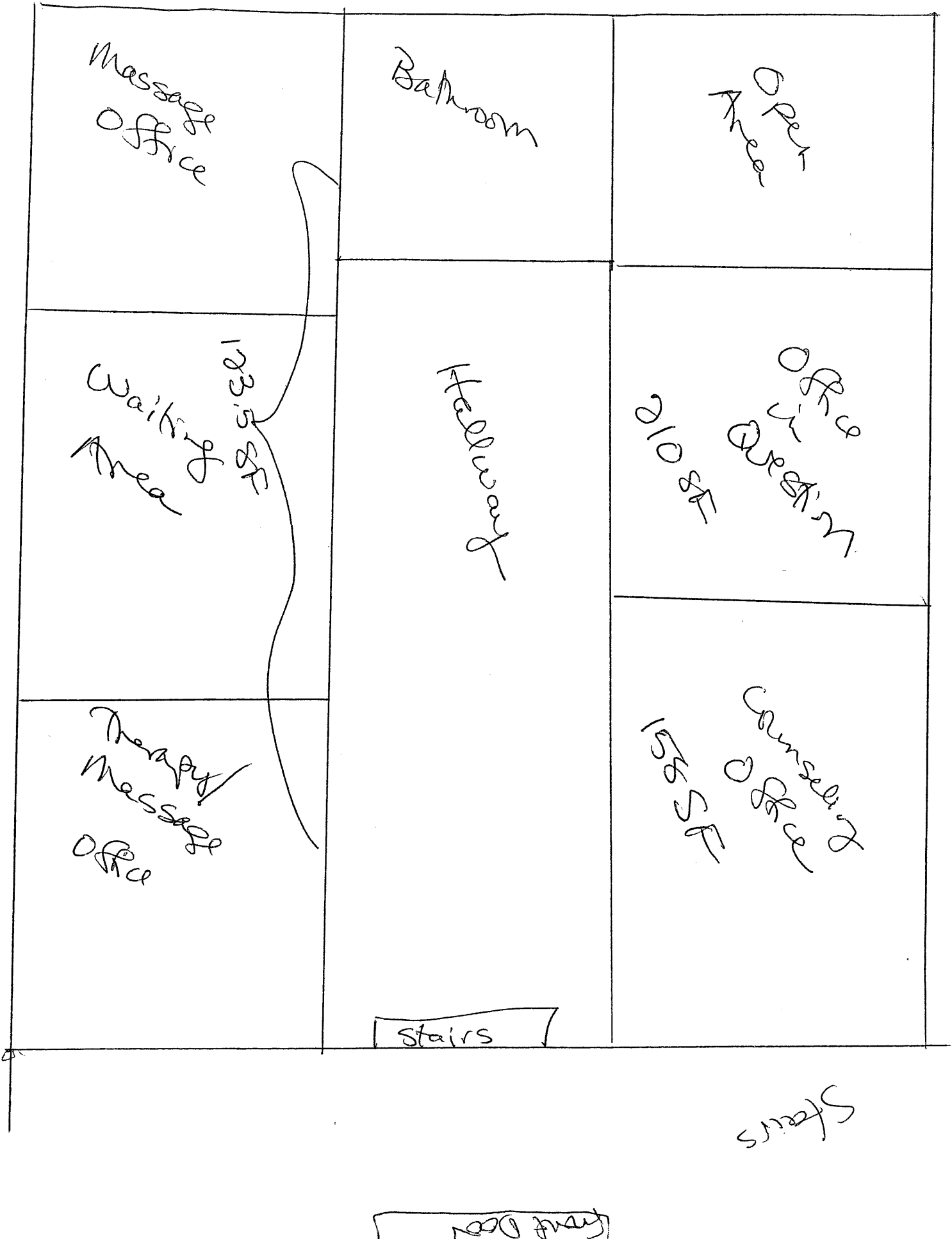
Additions, Outbuildings & Improvements								Sound Value	
Type	Year	Units	Grade	Cond	Phys.	Funct.			
100 1 Ff/ Ft Gar	0	140	0 0	0	0	0	%	0	%
1 One Story Frame	0	652	0 0	0	0	0	%	0	%
							%		%
							%		%
							%		%
							%		%
							%		%
							%		%
							%		%
							%		%
							%		%



Parcel Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner Address ²	Owner City	ST	Owner Zip
128-101	145 SOUTH ROAD	McGlynn, Christy A	Pelletier, Roy M. & Wendy	145 South Road		Readfield	ME	04355
134-079	0 SOUTH ROAD OS	Kennebec Land Trust		PO Box 261		Winthrop	ME	04364
134-104	96 THORP SHORES ROAD	Wright, Melinda H Life Estate		232 Oakledge Road		Harpowell	ME	04079
134-105	92 THORP SHORES ROAD	Gove, William B & Daniel J & Michael		Michael Gove	717 Marston Road	Gardiner	ME	04345
135-001	0 SOUTH ROAD	Barker, David H	Giglio, Marsha H	70 Almar Street		Farmingdale	ME	04344
135-002	156 SOUTH ROAD	Giglio, Marsha H		156 South Road		Readfield	ME	04355
135-003	168 SOUTH ROAD	Gourley, Amy L		168 South Road		Readfield	ME	04355

— ABUTTED

Big White Barn
169 South Rd 2nd Floor Commercial Space



APPLICATION FOR BUILDING,
SIGN, OR USE PERMIT

Permit No. _____
 Permit Fee _____
 Date Pd _____ Rec. # _____
 Date Issued _____
 Ext. Plmg. _____
 Int. Plmg. Permit # _____
 E-911# _____

The undersigned hereby applies for a permit for the following construction or use of property, said permit to be issued on the basis of the information contained within this application and in accordance with all applicable local and State laws. The applicant certifies that all information and attachments to this application is complete, true and correct and authorizes the Code Enforcement Officer to verify on-site any and all information contained herein.

Any permit issued on the basis of this application is subject to appeal to the Board of Appeals for 45 days from the date of issuance. You are advised to inform, *in advance*, your abutters or anyone else who may be directly impacted about the nature and extent of your proposed construction or change of use to your property herein applied for. This notification is your responsibility.

1) Property Owner:
 Name Lisa Clark / Big White Barn Phone 307-620-0000
 Mailing Address 43 Swift Rd, Wayne ME Zip 04491
 E-mail address lisac@bigwhitebarn.com

2) Applicant: (if not owner, proof of right, title, interest required, i.e. letter of authorization, purchase order, etc.)
 Name _____
 Address _____ Phone _____

3) Contractor: _____ Phone _____

4) Street Address of Property (if different from mailing address) 169 Swift Rd
 Tax Map No. _____ Lot No. _____ Zoning District _____

5) Lot Size: Road Frontage _____ Depth _____ Area _____
 Is this a new lot created from the division of another lot or parcel? Yes No

6) Existing use of property residential / commercial space

7) Proposed Project Description and/or Use of Property:
We would like to add a sink to one of the offices in the commercial space to be used as a hand-washer. The property use will remain the same.
 Dimensions 210 SF # bedrooms 0 # baths 0 # stories 1
 Height of bldg. _____ Foundation: full _____ partial _____ Frost wall _____ slab _____ exterior _____

8) If structure is a dwelling, is it: Permanent Seasonal

9) Will proposed structure be used as a dwelling in 30 days? No

10) If structure is a mobile home, what is the make _____
 year? _____

11) If structure is a modular home, what brand? _____
BBK is on the second floor

12) Sewage disposal: Existing Proposed _____

(If proposed, please include copy of Site Evaluator's report & design)

13) No. of existing dwelling units on property? 2

14) Is proposed project located in a floodplain, as identified on the Flood Insurance Rate

Map? not that I know of (If yes, have you applied for a Flood Hazard Development Permit? _____)

15) Is proposed project located within a Shoreland Zone? no If so, and if the proposed project involves the expansion of an existing non-conforming structure, how many total square feet of existing and proposed floor area for all structures will be within:

(a) 25-75 feet of the normal high-water line of a waterbody or the upland edge of a wetland? _____

(b) within 75-100 feet of the normal high-water? _____

16) Do you need to construct a new driveway entrance onto a public or private road? no

17) Type of water supply proposed?: Drilled well exists Dug well _____ Spring _____ Other _____

18) Type of heat proposed? oil & space heaters already exist

19) Does any part of this application require Planning Board approval? I'm not sure.
If so, please give date of decision _____

Please draw a site plan sketch on a separate sheet of paper illustrating the lot configuration with dimensions, location existing and proposed building(s) with distances from nearest lot line, road or right of way, water body, wetland, etc., location of septic system components, and areas to be cleared, filled or excavated. For projects which involve excavation or other soil disturbance, please note on the site plan or describe separately your plans for erosion control. For new development, including new driveways, describe how you intend to treat all new stormwater on site. If application is for a sign, indicate dimensions of sign, letter height and distance from center of road. If you need to construct a new driveway please indicate the location of your proposed entrance.

SIGNATURE OF APPLICANT:

Lucia A. Clary

DATE: 9/18/23

Date application & fee received by Town Office: _____

By _____

Conditions:

HISTORICAL REFERENCES

Land Use Map Changes September 29th, 2011 Special Town Meeting

Map: 134

Lot: 63

Currently the whole lot is Rural Residential-asking to change the zoning of the front 10 acres to Rural leaving the back 10 acres as Rural Residential. (see map)

Lot: 79

Currently the whole lot is Rural Residential-asking to change the zoning of the whole lot to Rural. (see map)

Map: 135

Lot: 3A

Currently the whole lot is Rural Residential-asking to change the zoning of the whole lot to Rural. (see map)

Lot: 22

Currently most of this big lot is Rural with the exception of a little piece in the front which is Rural Residential-asking to change the zoning of that little piece in the front to Rural which will make all of lot 22 Rural. (see map)

Readfield Planning Board Minutes
Town Office, 7 pm
August 8, 2011

Planning Board members in attendance: Jay Hyland, Bill Buck, Mary Denison, Jack Comart

Others in attendance: Ken Pratt (CEO), Martha Bentley, Lisa Clarcq, Grace Keene, Eva Smith, Steven McGee, Charles Weaver, Ronald Ellis, Joseph Donahue, Rita Bouchard, Laurence Perkins, Nancy Perkins

Jack Comart called the meeting to order at 7 pm.

Public Hearing – Lisa Clarcq, 7 pm: Martha Bentley provided a history of the project. It is a micro medical practice in Readfield and the current facility is not adequate. They would like to move the practice to the St. Andre barn on South Road. In 1996 there was some permitting done for it to be a medical practice, but this would have been a home occupancy business. This did not happen, but it is used for apartments and a book/antique store. Lisa Clarcq feels it would be a great location for their practice. The zoning is currently rural residential, which prohibits commercial use. She is requesting to rezone the St. Andre barn, the KLT land and the front part of the Mohlar's field. This will allow the doctors to go through the permitting process with the Planning Board. She said most of the neighbors seem to approve of the change.

Jack Comart said there are 4 lots to change from rural residential to rural. If rezoning is approved by town meeting, Lisa Clarcq would need to get a permit for the commercial usage and at that point another public hearing would need to be held for this. Lisa Clarcq described the micro practice. It has no other employees, only 2 doctors. Parking and traffic will be minimal. They are not planning to develop the back 20 acres except for trails/recreational usage.

Joe Donahue said he owns a camp on Lazy Loon Road. He asked why is it necessary to rezone so much land when only the barn is needed. Mary Denison said spot zoning is not allowed in Readfield so it is necessary to connect to the back of Phil Mohlar's field. Mr. Donahue said he was concerned because if the property is rezoned and then sold, it could become a gas station. He is concerned how it could be developed in the future.

Larry Perkins said the medical practice will be no different than St. Andre's bookstore. He was able to call the doctor when he was having a heart attack and she saved his life.

Grace Keene said her concern is the changing of the other lots. She is in favor of changing just the one lot.

Charlie Weaver said he needed help in determining the location of the lots. He also did not understand the reason for the other lots to change. He suggested splitting the lot for the portion of the office to be changed to rural and the back portion to remain rural residential.

Rita Bouchard said she wants to keep the rural, pastoral look of Readfield. She is also concerned about run off on her lot. She also said she is a walker on the road, and there is already a lot of traffic.

Eva Smith said she does not find the traffic terrible.

Martha Bentley said she is concerned because the property is now owned by a non-resident landlord. She said this type of property is hard to sell and having someone improve the property would be a value to the neighborhood.

Lisa Clarcq said she would be agreeable to splitting the property and rezoning just the portion the medical business would be in.

Someone also suggested a covenant be placed on the portion of the property to prohibit the type of possible future development that is not wanted.

Mary Denison said 2 acres along the road will be enough to take care of all needs for the facility. She requested from Lisa an amended proposal indicating this one lot will be split for different uses and to continue the public hearing to 8/16/2011. In the meantime the Planning Board will research spot zoning.

Motion by Bill Buck to continue the public hearing to 8/16/2011 at 7 pm, **second** by Jay Hyland; **vote** 3-0-1 (Mary Denison abstained).

Steve McGee – release of funds, Balsam Ridge: Steve McGee was in attendance and reported for Brad Hendrickson, who is his partner in the Balsam Ridge development. He requested release of the funds from escrow so they could install the road. Mary Denison said the performance guarantee can be released as long as the project is close to completion. The Town Manager can authorize the release.

Motion by Jack Comart to reduce the performance guarantee from \$120,000 down to \$60,000, and once the paving is done and approved by the Town Manager the remaining funds will be released, **second** by Bill Buck, **vote** unanimous 4-0-0. Steve McGee will provide a letter to the Town from Farm Credit to indicate the \$60,000 will be released.

The Town Manager requested a letter stating that a review of the Town's sidewalk project is not required by the Planning Board.

Motion by Mary Denison that the sidewalk project does not fall under the Planning Board criteria, **second** by Jay Hyland; **vote** unanimous 4-0-0.

The Town Manager also requested a letter from Paula Clark regarding the CDBG grant. The Code Officer said Paula will take care of this.

KJK Wireless: They have requested a change in the setback requirements. The Planning Board determined it was a decision that will need to be made by the Board of Appeals.

Meeting adjourned at 8:29 pm.

Recorded by Deborah Nichols

Planning Board Members Present: Bill Buck, Mary Denison, Jack Comart and Fred Lavallee

Others Present: Ken Pratt (CEO), Laurence Perkins, Susan Liebling, Martha Bentley, Peter Marchant (KJK Wireless), Grace Keene, Carolyn Purrington, Byron Shelton, Charlie Weaver, Ronald Ellis

Jack Comart called the meeting to order at 7:06 pm.

Lisa Clark Public Hearing (continued from 8/8/2011): Martha Bentley presented the revised proposal for 169 South Road, which is to leave the back 10 acres of the lot zoned as rural residential, and just to change the front 10 acres to rural, and to change the 4 additional surrounding lots to rural.

Comments:

- Charlie Weaver asked what the effects of the water runoff would be in regard to the railroad tracks and to the parking lot. Ken Pratt there are no proposed changes to these areas. Jack Comart said possible options which could be allowed in a rural zone would include junkyards.
- Byron Shelton asked how other properties would be affected. Mary Denison said the rezoning is not supposed to have an adverse effect on any other properties. She said if water is running down hill towards the resource protection area, the Planning Board would need to look at how this would affect the area.
- Karen Farrington asked about the current zoning status. The proposed application is for a type of business not allowed in rural residential.
- There was a discussion regarding spot zoning, which explained why the four surrounding lots are being rezoned.
- Larry Perkins said the canopy is very thick on the back portion of the lot and any runoff would be miniscule.
- Grace Keene said she is concerned about Phil Mohlar's lot. She also asked if the size of the St. Andre lot would affect what type of use the property could be used for. Per use there is a minimum of 2 acres required, and the barn could be turned into more housing now, even as rural residential.

Motion to close the public hearing by Bill Buck, second by Fred Lavallee; vote 3-0-1 (Mary Denison abstained due to conflict of interest).

Jack Comart said he is concerned with future possible owners putting in a junkyard, kennel, etc., and he would feel better if the land was being sold with restrictions, but it is not.

Fred Lavallee is in favor of the application as it is presented now, and he said let the standards do their work.

Motion by Bill Buck to recommend approval of the proposal submitted tonight for approval at town meeting, second Fred Lavalley; vote 2-1-1 (Mary Denison abstained due to conflict of interest; Jack Comart voted against the motion). Motion passes.

KJK Wireless – application for US Cellular’s proposed lattice tower, 183 North Road: Peter Marchant, agent, gave a summary of the application for a 190 ft cell tower application off of the North Road. He requested the Planning Board to waive the set back requirements. The cell tower is not an alternative structure. Mr. Marchant said the Planning Board has already waived the setback requirements on a similar cell tower on Mr. Elvin’s property.

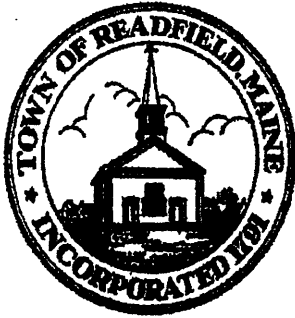
Mary Denison said the Planning Board does not have the jurisdiction to waive the setback requirement and that any waiver of setback requirements must come from the Board of Appeals.

Motion by Jack Comart to table further action to the next meeting on 9/6/2011, second by Bill Buck; vote unanimous 4-0-0.

Review of minutes: Motion by Bill Buck to approve the minutes of 8/8/2011 as written, second by Mary Denison; vote 3-0-1 (Fred Lavalley abstained due to absence).

The meeting was adjourned at 8:00 pm.

Recorded by Deborah Nichols



TOWN OF READFIELD

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

READFIELD PLANNING BOARD NOTICE OF DECISION

RE: Site Plan Review, Big White Barn
Assessor's map 134, lot 63
Date of Notification: May 10, 2017

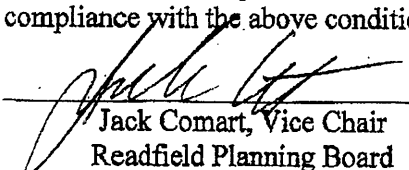
TO: Jennifer McConnell - Big White Barn - Owner
169 South Road

FOR: Jenna Hinkley - Big White Barn Yoga- Owner
169 South Road

This is to inform you that on May 10, 2017 the Readfield Planning Board conditionally approved your application to establish sales of yoga related items only in the Big White Barn building with limited hours of 30 minutes before and after scheduled classes. The application was approved subject to the following conditions:

- Standard Conditions of Site Review Approval shall be followed (see attached copy),
- Planning Board review is required with any alterations / expansions to the current parking areas which includes no vehicle parking within the South Road Right of Way,
- Alterations to the building to allow future expansions or any change in use shall be reviewed by the Planning Board.

Thank you for your patience and cooperation throughout the review process. Your voluntary compliance with the above conditions is appreciated.


Jack Comart, Vice Chair
Readfield Planning Board

7-19-17
Date