

COBBOSSEE WATERSHED DISTRICT

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Chairperson

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WILLIAM J. MONAGLE
Executive Director

Maine's first regional lake management district



May 25, 2021

Readfield Planning Board
Town Office
8 Old Kents Hill Road
Readfield, Maine 04355

RE: Dawn and Scott Morash, 111 Mayo Road – Shoreland Zone Review.

Dear Board Members:

After reviewing the above referenced application to demolish an existing structure and build a new year-round home and considering the site visit with the Planning Board on May 11th, I am offering the following comments and/or suggestions.

- With regard to the fate of the area to be vacated by the existing home, I suggest that the area not be converted to a manicured lawn state, but rather a vegetated state consisting of either native ground cover plants or native trees.
- To prevent the introduction of soil to the lake during the demolition and construction phases, I would recommend that Erosion Control Mix (as opposed to siltfence) be strategically positioned between the activity and the shoreline of Maranacook Lake to act as a sediment barrier to prevent any off-site transport of sediment and that it be maintained until the site has been fully stabilized.
- If it is determined that the proposed activity will result in clearing that exceeds that allowed under the state's Mandatory Shoreland Zoning guidelines, then I would suggest that there be a conversion of some of the existing cleared areas to a "wooded" state by the planting of large (approximately 6 feet) deep-rooted native trees and that the associated areas be allowed to fully re-naturalize (i.e., no lawn).
- With regard to the condition of Mayo Road, I know that we had discussed some options for shaping the road and designing any ditches, but I would rather assess the road condition and make recommendations once plans on the Morash property are finalized. It seems to me that since the Morash's do not appear to own the road (or driveway) surface they might be limited in directing construction activity on an abutter's property.

If the Board has any questions or wishes further input from the CWD, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Bill Monagle".

William J. Monagle
Executive Director

cc: Readfield Code Enforcement Office