

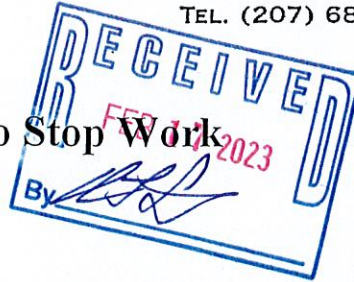


TOWN OF READFIELD

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

February 10, 2023

Notice to Stop Work



Robert Bittar
1150 Main Street
Readfield ME 04355

RE: 25 Old Kents Hill Road, Assessor's Map 120, lot 24

Dear Mr. Bittar:

Your construction at the above location was approved by the Code Officer (CO) as a renovation of a non-conforming single family accessory structure on December 5, 2022 (see attached building permit dated 12/5/22). Further a plumbing permit was approved for the same structure for a bathroom and hook up to the existing subsurface wastewater system on January 3, 2023.

1. The Code Office then received on or about January 29, 2023 a letter, from Sarah Dyer of 21 Old Kents Hill Road and Bonnie Harris of 26 Old Kents Hill Road (The Complainants), outlining modifications and changes made to your property on 25 Old Kents Hill Road that were beyond the approved scope of the permits issued for the structure on file.
2. The Code Office then received on or about January 6th from the Readfield Town Clerk an application to the Readfield Appeals Board a request to issue a Stop Order, Notice of Violation and Consent Agreement to limit the use of the renovated Garage to purposes legally permitted in the Village Residential District in Readfield. The complainants provided descriptive, photographic evidence along with a claim of an affidavit to be provided showing your intentions for use of the structure.
3. You had also approached the Code Officer for consultation on proposed parking for the, as yet undefined, use of the structure. The parking plan considered parking to be placed in the front, side and back of the structure for an undefined number of vehicles. Neither final determination, nor permit has been issued as of this date.
4. You have recently suggested uses in conversations and in written communications ranging from Home Office, Museum, Community Gathering, Art Studio and have not indicated the number of persons anticipated nor frequency of use

And so as Code Officer for the Town of Readfield:

The Code Office has determined that the construction of 25 Mill Stream (Map 120/ Lot 24) has not followed the approved permitted activities. Evidence received on February 6, 2023 has revealed that the structure will not be used as a garage and the Owner, Robert Bittar has yet to request a change of use through a Planning Board Land Use Application.

THEREFORE;

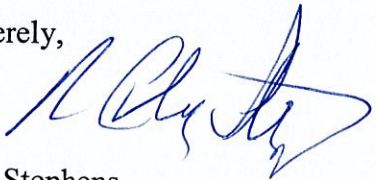
The Town of Readfield Code Office is placing a **"STOP WORK"** and **"LEGAL NOTICE"**, that all persons cease at once pertaining to construction, alterations or repairs on 25 Old Kents Hill Road known as map 120 / lot 24 for the following reasons:

1. The property is not zoned for potential commercial, community gathering or museum activities which would require an application to be placed before the Planning Board requesting a change of use which requires a Planning Board approval.
2. The internal design work is not for a garage in nature and has not been approved for other uses by the Planning Board.
3. Many issues through the permitting process have been red flags showing the intent and possible use of the structure (see the above bullets #1 through 4).

This Stop Work Order Notice can be appealed to the Readfield Appeals Board within 45 days (see attached Land Use Ordinances #5 Appeals Procedure). Continuing *any* work on this project without an amended approved permit constitutes a separate violation of the Ordinance in addition to the violation of the construction already completed without the required permit.

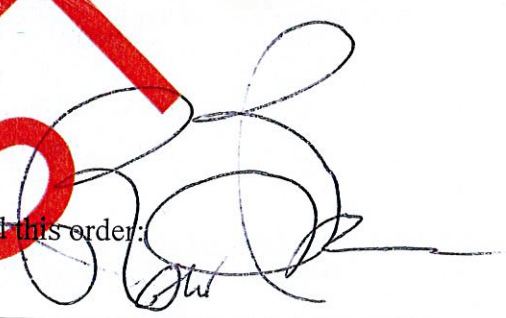
Thank you in advance for your voluntary cooperation to acquire the necessary permit to proceed with your project. If you have any questions about what you need to do in order to comply with this letter, please call me at 685-3290.

Sincerely,



Chip Stephens
Code Enforcement Officer Readfield

I have received this order:



2/17/2023

Robert Bittar

Date