

READFIELD PLANNING BOARD AGENDA

Tuesday January 9, 2024 6:30 PM

The Town of Readfield Planning Board will conduct Public Hearings at the Readfield Town Office at 8 Old Kents Hill Road.

Public Hearing:

1. Norwich Technologies / Readfield Main Street Solar LLC – Continuation of Planning Board Deliberations from December 12, 2023 - Proposal to rezone to a Commercial Industrial District (CID) to allow the construction of the Main Street Solar Project, a distributed generation large scale solar energy system on the south side of Main Street (route 17). A CID, as required by Article 7, sec 4, 8 and defined in Article 9, requires structures with greater than 5000 square feet coverage to be located in a CID. The project parcel is proposed to contain greater than 5000 sq. ft. of Solar Panels coverage on 71.93 acres and the site will be on an open field portion of the project. The total fenced area will be 9.59 acres, the total project limits will be 17.51 acres and total impervious area of the project will be .25 acres.

The address is on **Main Street on Map 143 Lot 014 in the Rural District**

2. Cushing Storage LLC - Continuation of Planning Board Deliberations from December 12, 2023 - Proposal to rezone to a Commercial Industrial District (CID) to allow the construction of additional storage space on 866 Main Street (route 17). A CID, as required by Article 7, sec 4, 8 and defined in Article 9, requires structures with greater than 5000 square feet coverage to be located in a CID. The proposed project is to build two additional storage buildings, the first building will be approximately 100' x 20', and the other storage building will be approximately 100' x 50'

The address is at **866 Main Street on Map 121 Lot 020 in the Village District**

New Business

Presentation Concerning LD 2003 and Readfield - NorthStar Planning for initiation of our discussions related to LUO revisions necessary for compliance with LD 2003. Jamel Torres will join us via Zoom at our Tuesday (1/9) meeting to present and discuss. This will be the first of several meetings during which we will discuss and make decisions concerning necessary LUO modifications. My goal for Tuesday is that we all come away with a solid understanding of the purpose and scope of the legislation (LD 2003), and Readfield's obligations and options in terms of achieving consistency with it. (60-90 minutes)

Approve Minutes from December 12, 2023

Adjourn

This meeting will be held LIVE at the Readfield Town Hall and via ZOOM at:

<https://us02web.zoom.us/j/86327315730?pwd=TVBncExsOVZFS1dRVdVPNEd6cjJSQT09>

Or by Telephone: 1 301 715 8592 Meeting ID: 863 2731 5730 Password: 216751

If you have any questions regarding this agenda or would like to be placed on a future agenda, please call the Code Enforcement Office at 685-3290.

Next Scheduled Planning Board Meeting will occur January 9, 2024