Readfield Planning Board
Meeting Minutes of February 21, 2024 - Unapproved

Planning Board Members Present: Paula Clark (Chair), Jack Comart, Brandon Fike, Peter Bickerman, Don Witherill, John Mitchell

Excused: Henry Clauson, Bill Buck

Others Attending: Chip Stephens (CEO), Anjelica Pittman (Board Secretary), Jamel Torres, Charles Tetelman

Meeting called to order by Paula at 6:30 PM

Public Meeting:

Jamel introduced Charles Tetelman as Readfield's assigned Planner. Charles has worked with Readfield before when we were updating our Comprehensive Plan.

Paula discussed the most recent revisions, reminded the board that a finished draft will be needed for Article Vote at Town Meeting in June.

Jamel made some modifications after the last discussion and Paula also made some edits and sent those out to board members.

For the most recent LD 2003 LUO revisions (also included in the agenda packet), some of the changes made:
- Reorganized Article 8, page 7 deleted as a result
- Multi-family dwelling remains as its own subsection – added new definition for clarity
- Addition of section 5 made to Article 3 for Non-Conformance
- Section 29 – Accessory Dwelling Units was rearranged, potable and wastewater added

The board also discussed limiting short term rentals of ADUs. Brandon suggested requiring the owner to reside in the primary home at the time an ADU is built, remaining members of the board agreed.

Peter suggested removing the ADU Purpose Statement as a necessity, remaining members of the board agreed.

Paula added a second sentence to the ADU definition which references Article 8 section 29.

Minutes:

Motion to approve the minutes as amended made by Jack, **seconded** by Don, **vote 6-0** in favor

Other Business:

Public Hearing for LD2003 LUO Revisions will be March 19, 2024 – NorthStar will not be in attendance

Next regular scheduled meeting is March 12, 2024 for two applications and a possible discussion regarding LD2003

Meeting adjourned by Paula at 8:23PM

Prepared by Anjelica Pittman, Board Secretary (unapproved)