

Readfield Planning Board

Meeting Minutes of February 28, 2023

Planning Board Members Present: Paula Clark (Chair), Jack Comart, Henry Clauson, Jan Gould, Don Witherill, George O'Connor

Excused: Noel Madore

Others Attending: Chip Stephens (CEO), Anjelica Pittman (Board Secretary), Dan and Connie Roy, Constance and Duane Fortini, Grace (Zoom), Vicky (Zoom)

Meeting called to order by Paula at 6:30PM

Public Hearing:

86 Torsey Shores Road

Dan and Connie Roy consulted with King's Arrow Company to find possible locations on the property to place their shed. Dan stated that King's Arrow Company determined the current spot the shed is located in is the greatest practical extent. A small move closer to the current walkway would put the shed 87' from the water rather than 79' (was previously reported to be 75').

Dan reported that Kings Arrow Company did consider the options the Planning Board had mentioned at the previous meeting; however those options were not viable for various reasons such as needing to excavate which could potentially interrupt the French drain system the Roys have.

It was determined by the Board that the problems with the application include expansion of the accessory structure, placing the accessory structure closer to the water than the principal structure and the accessory structure being within the Shoreland setback. The application provided the three areas of placement that the Planning Board had suggested and one that moved the structure away from the water by 10'.

Dan and the board agreed that it may be best to table the application until a site visit can be accomplished; everyone agreed end of March to early April would be a good time to complete a site visit.

Jack **motioned** to continue the Hearing and schedule a site visit, Henry **seconded**, **vote 7-0** in favor.

Public Meeting:

88 Nobis Point Road

Constance and Duane Fortini applied to build a 28' x 28' foundation under their currently non-conforming house. The Fortinis did look into moving the house away from the lake; however that would infringe on the brand new septic holding tank. The foundation would be only 5' in height and the Fortinis do not live there full time. The home does have a previous woodstove and heat pump recently installed, water is pumped from the lake, there is no well drilled.

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The board shared their concerns that the application may fit the definition of a seasonal conversion due to development activity which would require a change of use approval by the board and a storm water and corrosion control maintenance plan. The board directed Chip to assist the Fortinis in modifying their application to include the steps needed for a seasonal conversion.

Planning Board Communication:

Chip did express trepidation about converting homes on the water to seasonal conversions due to septic system updates and replacements, which are now required by State Legislation. Chip is concerned that development such as septic replacements could force many seasonal homes into conversion, which could create more development and expansions on the water. The board responded that the new septic and other development at this particular location and the owners plan to use occasionally in the winter, is what is prompting a seasonal conversion application request.

Other Business:

Discussion on Land Use Ordinance Changes:

The biggest change is in the non-conforming structure reorganization, followed by greatest practical extent, and with expansions to come last. Jack decided not to pursue the issue of parking and notices to abutters when the CEO makes a decision.

Chip liked the abutter idea and it could be helpful, if the board could find a way to make it work. The board agreed to revisit the next time around.

The anticipated schedule for the hearing is March 14, which gives time to get the notice into the Kennebec Journal, and would need to get the draft LUO to the Select Board no later than April 10, but may be able to get it to the Select Board sooner.

Chip requested the application fees be increased due to the higher prices of publishing in the Kennebec Journal versus the Advertiser. The board said they may need Select Board approval to adjust the fees.

Don mentioned he will be traveling March 14 and may not make the meeting in time. Jan may be late, and everyone else is planning to attend.

Meeting Minutes:

Planning Board meeting minutes of **January 10, 2023**

- Some corrections made along with Jack's original edits, Paula has some more to add to the Comprehensive Plan portion, minutes were tabled until the next meeting.

Planning Board meeting minutes of **February 13, 2023**

- Jack **motioned** to approve the minutes as amended, **Don** seconded, **5-0 vote** with Henry abstaining as he was absent for that meeting.

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Meeting adjourned by Paula at 8:45 PM