

Readfield Planning Board

Meeting Minutes of March 12, 2024 - Unapproved

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

Excused: Bill Buck

Others Attending: Chip Stephens (CEO), Anjelica Pittman (Board Secretary), Mary Denison

Meeting called to order by Paula at 6:30 PM

Public Meeting:

360 and 0 Quiet Harbor Road - Michael Herman is proposing a merge of adjacent lots within the Quiet Harbor Subdivision (1973). One lot has a single family residence and the other is not developed and there are no plans to develop at this time. Once merged the lots may not be re-divided. The land is located in the Shoreland residential district on tax map 102, lots 017 and 018 (Lots 10 and 11 on original plan)

Mary Denison appeared as representative for Michael Herman. Mary explained that Michael would like to merge the less than half an acre lot into his other adjacent lot, and is aware that the lots would not be able to be subdivided in the future. Mary also recommended that if the request is approved, the new deed notes that the applicant came to the Planning Board in lieu of a new subdivision plan. A margin reference would link to the original deed. Michael is requesting a simple merging of lots with no future plans to build anything more.

- **Motion** made by Peter to approve the proposed reallocation amendment of subdivision, **motion** to amend the motion to include “subject to standard conditions with a note on the deed” as discussed , **seconded** by Brandon, **vote 7-0** in favor.

769 Main Street - Frank Berenyi is proposing a retail medical marijuana dispensary, as a replacement tenant/owner for the Happy Camper Cannabis dispensary at the same location. Mr. Berenyi has purchased the property and plans on renovating the building for the previously approved uses as retail Medical marijuana store and 2 apartments above.

Representation for Frank Berenyi did not attend the meeting. Board members agreed that the application was incomplete and missing some information.

This application generated a policy discussion regarding the requirement for site review as the LUO states the site review shall run with the land, meaning the seller can transfer the prior site review conditions of approval to the purchaser. In this case, the previous establishment closed in October 2023 so Brandon suggested that may limit the option of transfer of site review. Paula agreed and added that Frank would need to operate exactly as Happy Camper Cannabis had in order to roll the site review over. Henry also noted that the name on the application and the business name are different; Peter added that if the applicant is planning to use a DBA, that name must be registered with the state. This particular application would need a new site review, a license application for marijuana establishment and a DBA.

LUO Revisions regarding LD2003 – Paula made a few more modifications and edits to Jamel’s (NorthStar) most recent draft; primarily for language and clarity. The board discussed ways to limit a potential influx of transient renters in Article 8 Section1 subsection G.2.c.; however they were a bit divided on the legality of any

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limitation. Jamel had suggested the use of the term “owner occupancy” as a requirement for adding an ADU to a parcel which already has a single family home established. Paula and Jack will ask the town attorney her thoughts on limiting Accessory Dwelling Units in that regard prior to the Public Hearing on March 19.

- **Motion** made by Henry to approve the draft and send to public hearing pending development of final wording for Section G in Article 8; and with the addition of the up to 3 dwelling units and 4 in growth areas in article 8 1.b., **seconded** by Peter. Henry **moved** to amend the motion to include Peter’s correction for footnote 20 in the Table of Uses, **seconded** by Brandon, **vote 7-0** in favor.

Minutes:

Motion made by Don to approve the minutes of February 21, 2024 as amended, **seconded** by Brandon, **vote 6-0** in favor with Henry abstaining due to his absence from that meeting.

Meeting adjourned by Paula at 8:51PM