

# Readfield Planning Board

## Meeting Minutes of April 25, 2023 - Unapproved

**Planning Board Members Present:** Paula Clark (Chair), Bill Buck, Jack Comart, Jan Gould, Noel Madore, Henry Clauson

**Excused:** Don Witherill, George O'Connor

**Others Attending:** Chip Stephens (CEO), Anjelica Pittman (Board Secretary), Constance Fortini, Woody & Janet Tarbuck, Todd (via zoom), Margo Stern

### **Meeting called to order by Paula at 6:35 PM**

#### **Public Hearing:**

**88 Nobis Point Road** – Constance Fortini attended and gave an overview of their application and the changes that have come about along the way. The Fortinis would like to build a foundation under their home as well as a seasonal conversion on the advice of the Planning Board. The site visit was completed by the board, during the visit they determined the house could not be moved forward or back due to the septic in the rear and the well rooted trees in the front. Water off the roof does go into the lake as it sits now; the Planning Board would like to see a storm water management plan put in place as it is also required per the LUO. Bill Monagle of Cobbossee Watershed also inspected the property and agreed that the structure should not be moved however it needs some erosion control set in place such as silty fencing, erosion mulch and hay bales.

Jack **motioned** to close the hearing, Bill **seconded**, **vote 5-0** in favor.

Jack **motioned** to approve the application as amended to build a foundation less than 6 feet and seasonal conversion, conditional on standard condition of approval and 10 days before construction, submittal of storm water management plan to Code Enforcement. Bill **seconded**, **5-0 vote** in favor.

#### **Public Meeting:**

**Menatoma Camp Road Association** – Woody and Jan Tarbuck attended the meeting to discuss putting in a U shaped foundation (probably more than 6 feet, depending on the engineers suggestion) to salvage the old boy's camp craft house building. The building is over 100 years old and has never had a proper structure. Thayer engineering will be the engineer and Horne Construction will be the contractor for the project. Department of Environmental Protection and Army Corps of Engineers have both approved the plan. Foresters have also been out to look at the large legacy pine trees on the property which determined that the trees should be left as they are due to possibility of damage to roots and subsequently the trees themselves. The trees and their roots could limit any movement of the structure. Chip also stated that he would not advise removal of any of the trees as they are within 100 feet of the shore. The board discussed the need

Prepared by Anjelica Pittman, Board Secretary (unapproved)

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for a flood hazard plan, the Site Plan (done by Thayer), a storm water plan and a letter from the Forester about the legacy pines on the property.

Jack **motioned** to find the application complete conditional on submission of the flood hazard plan, site plan, storm water plan and letter from the forester to Chip. Once those items are received, a site visit will be scheduled, abutters will be notified and a Public Hearing will be scheduled. **Seconded** by Bill, **vote 5-0** in favor.

## **Consider approval of minutes from 01/10/2023 & 03/28/2023**

**1/10/2023** – Jack **motioned** to approve as amended, **seconded** by Bill, **vote 6-0** in favor

**3/28/2023** – Jan motioned to approve as amended, Bill **seconded**, **vote 4-0** in favor with Henry and Noel abstaining as they were excused from that meeting.

## **Other Business:**

Paula gave the board an update on the LUO revisions, ordinance changes are complete, awaiting the previously discussed diagram from the DEP and Chip and that package will be sent to Eric Dyer for inclusion in the Town Meeting ballot June 13, 2023.

Paula also addressed the Comprehensive Plan update, almost finished; Paula has been working on the Land Use chapters as well as inclusion of a modified impact fee idea from Don that would provide additional money to provide incentives for certain types of development in certain locations. The modified impact fee has been included however it is not specific so there is an ability to do it but not a mandate. Paula encouraged everyone to take a look at the plan especially the portions which are more specific to the Planning Board. Next week the Final draft should be available on the website.

The board and Chip discussed the boat storage facility on Route 41 due to some of the conditions not yet completed, such as the vegetation and the cupola. The use of occupancy was issued before those conditions were met because the applicant needed to utilize the building for the winter, Chip has been in contact with the applicant and ensured that those conditions will be completed and the project is still being monitored. The trees required were difficult to find for the applicant due to the time of the year and Covid and there was some confusion on how a cupola would affect the allowed height of the building. The applicant is willing to do whatever the board would like done. The board will review the original application and proceed from there.

## **Meeting adjourned by Paula at 8:06 PM**