

Readfield Planning Board

Meeting Minutes of May 9, 2023 - Unapproved

Planning Board Members Present: Paula Clark (Chair), Bill Buck, Jack Comart, Don Witherill, George O'Connor

Excused: Jan Gould, Henry Clauson, Noel Madore

Others Attending: Chip Stephens (CEO), Anjelica Pittman (Board Secretary), Dan & Connie Roy

Meeting called to order by Paula at 6:38 PM

Public Hearing:

86 Torsey Shores Road: Dan and Connie Roy returned for a continuation visit regarding their after the fact approval of a building permit for a shed in the Shoreland zone. The Roys hired a consultant to put together the application as well as come up with possible locations for the shed considering conformance to the setback requirements to the greatest practical extent. The board also did a site visit with most of the Board members in attendance.

Public Comment: None

Motion to close the Public Hearing made by Bill, **seconded** by Don, **vote 4-0** in favor

The board reviewed and discussed the location options with the Roys. Due to the structure being within the 100 ft. setback, the height of the building at 10 ft. is more than the 8 ft. allowed in the LUO. The board discussed the options going forward with the Roys; they decided they would like to apply for a variance with the Board of Appeals.

Motion to table the pending application so the Roys can pursue a variance or amendment for the height of the structure, George **seconded**, **5-0 vote** in favor.

Public Meeting:

Menatoma Camp Road Association: Meeting postponed, awaiting additional paperwork

Consider approval of minutes from 02/28/2023 & 04/25/2023

Minutes tabled until the next meeting so all board members have a chance to review them.

Other Business:

The board discussed the meeting schedule for the next Planning Board Meeting, Jack and Don will be unable to attend and Jan will be unable to participate in the Menatoma application. Paula informed everyone that the LUO Revisions the board completed have been submitted and are in the warrant article for the June 13, 2023 Town Meeting. There is a Comprehensive Plan Public

Prepared by Anjelica Pittman, Board Secretary (unapproved)

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Meeting for the Final draft is next Wednesday at 6PM; the Comp Plan will also be a warrant article for the June Town Meeting.

Meeting adjourned by Paula at 7:21 PM