

# Readfield Planning Board

## Meeting Minutes of July 11, 2023 - Unapproved

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

**Excused:** Henry Clauson, Bill Buck

**Others Attending:** Chip Stephens (CEO), Anjelica Pittman (Board Secretary), Janet & Woody Tarbuck, Brandon Fike

### **Meeting called to order by Paula at 6:30 PM**

#### **Public Meeting:**

#### **Menatoma Camp Road Association:**

Jan and Woody Tarbuck appeared at the April 25<sup>th</sup> meeting with their application to verify completeness. Their application was approved contingent on the receipt of the flood hazard plan, site plan, storm water management plan, and a letter from the Forester regarding the legacy pines on the property. All but the storm water plan were presented at this meeting.

**Motion** made by Don to schedule the site visit, schedule the Public Hearing and notify abutters, **seconded** by Jack and George, **vote in favor** 4-0.

The site visit will take place Tuesday July 25<sup>th</sup> at 5:30PM before the 6:30PM Public Hearing and Planning Board meeting. The storm water management plan will be reviewed at that meeting as well.

#### **Consider approval of minutes from Feb 28, 2023, April 25, 2023 & May 9, 2023:**

**Feb 28 & May 9: Motion** made by Jack to approve the minutes as amended, **seconded** by Don, **vote 4-0** in favor.

**April 25: Motion** made by Jack to approve the minutes as amended, **seconded** by Don, **vote 4-0** in favor.

#### **Other Business:**

Some activity with applications for the Emporium reopening and an inquiry regarding the community center are on hold due to the passing of Bob Bittar.

Dan Roy filed a request for variance with the Board of Appeals due to the Planning Board application denial which was a result of height of their replacement shed being outside the allowable LUO limits.

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Brett Roberts' storage building on Route 41 compliance issues were discussed with a letter sent in to the Board from Brett that Chip. The board and Chip discussed the need for Brett to apply for a change of use or modification due to the rental boats placed out front. Chip will follow up with Brett about the discussion.

The Syncarpha Solar Project progress was discussed. Chip has had a very difficult time communicating with them; he has sent emails, called and left messages telling them not to begin their project until they have complied with the requests made by the Planning Board. Syncarpha is aware that they will need a Certificate of Use from Chip before they begin. The fencing has been outsourced through Syncarpha and some progress has been made there. Funding has been done; it is unclear what the availability of solar power to the residents will be. The Board urged Chip to contact the town attorney and have her communicate with the Town Manager. If Syncarpha continues to be unreachable, the Board will consider withdrawing their building permit.

Chip brought up the issue of decommissioning old solar farms and requested the wording be changed in the LUO. Paula does not see it as an urgent issue but agrees the language is problematic and would be wise to correct it with the next set of LUO changes for next year's June Town Meeting.

Chip also brought up the housing statute issues that are coming up and will also require modification. The board discussed possibly needing professional help when the time comes to revise the LUO for that issue. Luckily, there are a lot of larger towns already going through the process that will hopefully have some helpful information as they revise their own LUOs to include the new legislation. Paula will reach out to Matt Nazar and see how Augusta is incorporating the new legislation.

Due to this meeting being the first of the Fiscal Year, Chair and Vice Chair need to be elected.

**Motion** to elect Paula as the Chair and Jack as Vice Chair made by George, **seconded** by Don, **vote 4-0** in favor

Next meeting is scheduled for July 25, 2023 with a Public Hearing for Menatoma. No new applications indicated yet for the next Planning Board meeting.

**Meeting adjourned by Paula at 7:42 PM**