

Readfield Planning Board

Meeting Minutes of October 25, 2022

Planning Board Members Present: Paula Clark (Chair), Bill Buck, Jack Comart, Henry Clauson, Jan Gould, Don Witherill

Excused: Noel Madore

Others Attending: Chip Stephens (CEO), Anjelica Pittman (Board Secretary), Tom Molokie, Carol Doorenbos, Scott & Dawn Morash, Diane Davis, Tom Gottschalk, Keith Meyer, Shawn Tyler

Meeting called to order by Paula at 6:30PM

Old Business:

Discussion on a remand from the Appeals Board concerning the application decision made by the Planning Board (PB) regarding **Scott and Dawn Morash at 111 Mayo Road:**

Jack and Paula have worked closely with the town attorney, Kristin Collins, to bring clarity to the PB decision made in May 2022 for the Appeals Board. DEP Collin Clark has received a copy of the plan and agreed with the PB decision. The application requested for the expansion of the current home footprint within the Normal Highwater Line. The board discussed the draft revised Planning Board Decision pertaining to the application and all members agreed that the draft language was clearer and well described the Land Use Ordinances pertaining to the application. The Planning Board members hope to see a revised application brought forth that meets LUO requirements and the applicants needs for the property.

- Jack **motioned** to approve the revised decision draft and forward to the Board of Appeals, Bill **seconded**, **6-0 vote** in favor.

Public Comment:

Tom Gottschalk – Read the revision draft and feels it has been said the argument was made of convenience which he believes is untrue, Tom said the footprint of 2100 sqft wouldn't increase safety because the lot is so sloped. Tom feels the Morashes never had a chance to discuss with a lawyer and were relying on state statute. Tom feels the Morashes were denied due process.

Paula responded that the question of convenience was raised by the Appeals Board. She further explained that Shoreland zoning is the underpinning of the LUO, municipalities are required to forward to the DEP. Confusion of the LUO standard interpretation was clarified.

Carol Doorenbos – Mentioned the new Ordinance revisions of last year combined with reconstructing the home 75ft from the Shoreland zone rather than the 14ft currently would help the Morash application to get approved.

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Paula responded that it does add flexibility but that does not guarantee approval.

Keith Meyer – Made two points, first to make sure the record reflect comments from Scott Morash and Tom Gottschalk. Second Keith added that a memo was sent to the Select Board and is hopeful the Planning Board thought about it. Keith has lived at Maranacook Lake since 2005; he said the Morashes lot with a 14% grade is a difficult property to get to. The Morashes are trying to facilitate living at the property full time into old age.

Tom Molokie – The tone of this meeting and people’s responses to each other are very different and less adversarial than they have been in the past. Tom is hopeful that the plan for the Morashes to build and retire at 111 Mayo Road can come to fruition. Tom hopes that the provisions can be adhered to and the Morashes can get their dream home. Tom again mentioned that he was pleased with the tone of the meeting.

New Business:

382, 386, 0 Quiet Harbor Road – An application by Diane Davis and David Dolley to rectify a previous resubdivision and facilitate a legal resubdivision of map 10 lot 029 and incorporation of the resultant lots into the abutting lots of 028 and 030. This would eliminate one subdivision lot and result in two abutting subdivision larger lots and legally less non-conforming lots. The properties are found on the town tax maps as map 102, lots 028, 029, and 030 in the Shoreland Residential Zone.

David and Diane purchased the lot together in front of their properties; the discrepancy was found when the assessor was assigning taxes. Because this is a subdivision lot, Chip needs Planning Board approval to divide the shared lot and merge the two half lots into each residents existing lots.

The new LUO allows the Planning Board to look at reallocation of three or fewer lots outside of a new application process; however, a new survey and subdivision plan would be required for the dimensions and boundaries of the new merged lots. The new merged lots would also need to be recorded with the Registry of Deeds. Once the required process is completed, return to Planning Board for members to sign off. This does not need to be done as a meeting but can be brought to the Town Office and members can sign off on everything there.

- Jack motioned to approve resubdivision that allows 29 to merge into 28 and 30, subject to new survey, revised subdivision plan, and filed in the registry of deeds, Henry seconds, vote 6-0 in favor

Remote Meeting Discussion – Paula briefed the board about the Annual Chairs Meeting held the week prior. At the Chairs Meeting, Paula was asked about the Planning Board’s remote versus in person meeting and whether the PB had met in person as a group recently. Paula answered from her own perspective that some members may be generally uncomfortable meeting

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in person and choose remote for risk minimization. The Remote Meeting Policy allows for members of all boards and committees to meet either way they are most comfortable. The Select Board Chair, Dennis Price, did reach out to Paula in support of the Planning Board and offered Paula the opportunity to address the concern at the next Select Board meeting. Members of the Planning Board were concerned that outside agencies may feel there is a quality concern due to hybrid meetings, but members were confident that there is not. Also, members of the Planning Board are volunteers with busy schedules otherwise and the hybrid meetings make more meetings possible for them, and some members had medical reasoning as to why they prefer to meet online.

Accessory Dwelling Unit Legislature – New legislature regarding accessory structures will require much more time by the Planning Board to prepare a package for ordinance changes in March, so the Board is making plans to begin revisions early.

Syncarpha Solar – Planning Board members had some questions about the Syncarpha project in town. First, if Syncarpha had begun the project before the end of their extension, and second, if there is an opportunity for residents to buy into the project first before other towns. Chip replied that he will find out both answers and email the Board when he finds out.

The next Planning Board meeting was agreed upon to take place November 15th 2022.

Meeting adjourned by Paula at 8:20pm