



## TOWN OF READFIELD

8 OLD KENTS HILL RD. • READFIELD, MAINE 04355  
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### READFIELD PLANNING BOARD AGENDA Tuesday March 14, 2023 6:30 PM

The Town of Readfield Planning Board will conduct a Public Hearing and Public Meeting at the Town Office at 8 Old Kents Hill Road.

#### Public Hearing:

##### **Discussion on Land Use Ordinance Changes**

Items outlined in Public Hearing Notice posting in Kennebec Journal, on Town web site and local posting sites

#### Public Meeting:

**88 Nobis Point Road:** A proposal to raise a seasonal home and place a crawl space basement and to convert structure to a year round use. The plan is to stay on the current foot print with no size or height expansion. The preexisting non-conforming structure is located within 30 feet of the Shore of Maranacook Lake and is within the shoreland residential zone and flood hazard defined area. The property is located at 88 Nobis Point Road. Found on tax map as lot 140-031.

**Menatoma Camp Road Association:** Application submitted by Richard Tarbuck, as representative for the Menatoma Camp Road Association, to construct a new foundation under a historic private association community building. The building has been undermined by Lovejoy Pond and is proposed to be rescued and rehabilitated. Applications and approvals have been submitted to DEP (PBR) and the Army Corps of Engineers. The lot is located on the tax map as 111-028.

**Discussion on Comprehensive Plan with respect to Land Use issues** Status and check in on previous discussed items.

Consider approval of minutes from 2-28-2023 and 1-10-2023

This meeting will be held LIVE at the Readfield Town Hall and via ZOOM at:

<https://us02web.zoom.us/j/86327315730?pwd=TVBncExsOVZFS1dRVdVPNEd6cjJSQT09>

Or by Telephone: 1 301 715 8592 Meeting ID: 863 2731 5730 Password: 216751

If you have any questions regarding this agenda or would like to be placed on a future agenda, please call the Code Enforcement Office at 685-3290.

Next Scheduled Planning Board Meeting will occur March 28, 2023