



## TOWN OF READFIELD

8 OLD KENTS HILL RD. • READFIELD, MAINE 04355  
TEL. (207) 685-4939 • FAX (207) 685-3420

### READFIELD PLANNING BOARD

#### AGENDA

Tuesday October 26, 2021

6:30 PM

#### Public Meeting Starts 6:30 pm:

- 1) **866 Main Street – Cushing Storage and Rentals, LLC:** The Board will consider a request from John Cushing for an expansion of his current Rental Storage Business. An additional 110' x 22' building is proposed which would contain twenty (20) 10x10 storage units. Currently there exists a storage building of approximately 2820 sq. ft. and a residence on the lot. The property is located at 866 Main Street in the Village District identified on the Assessors map 121, Lot 20.
- 2) **455 Sturtevant Hill Road – Quinton and Brittany Johnson:** The Board will consider a merging of lots on a 2003 approved minor subdivision known as the Big Sky subdivision. The applicants propose to purchase a 1.07 acre lot directly behind and abutting their current residence from Tom Diplock and ask to merge the two lots as a conforming single family residential lot. This will not add or delete net lots on the minor subdivision. The property is located at 455 Sturtevant Hill Road Mill Stream Road in the Rural Residential District identified on the Assessors map 133, lot 38.

#### Old Business

Review the meeting minutes of 5/11, 5/25, 6/2, 7/27, and 8/25 for approval.

**This meeting will be held LIVE at the Readfield Town Hall and via ZOOM web zoom/phone *Join from PC, Mac, Linux, iOS, or Android:***

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

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

Public Comments are encouraged and welcomed. They will be received at the time and in the order during the meeting as deemed appropriate by the Chair. Written comments from the public will be accepted at the Town Office at any time or emailed to [ceo@readfieldmaine.org](mailto:ceo@readfieldmaine.org); however, they must be submitted by the Thursday prior to the next scheduled meeting for them to be considered at that meeting. 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 is on Wednesday November 3, 2021**

**ITEM 1**

**866 MAIN STREET  
CUSHING STORAGE  
AND RENTALS, LLC**

**MAP 121 / LOT 020**

Permit Fee \$ 100  
Date Paid 10-13-21  
Receipt # 2594

Town of Readfield  
Readfield, Maine 04355  
(207) 685-4939

Map 121 Lot 020

**Planning Board**  
**Land Use Permit Application**

The undersigned applies for approval of the Readfield Planning Board as follows:

- |                                |                  |
|--------------------------------|------------------|
| 1. Applicant / Owner:          | Agent (if any):  |
| Name <u>John Cushing</u>       | Name _____       |
| Address <u>P O Box 171</u>     | Address _____    |
| <u>Readfield, ME 04355</u>     | _____            |
| Phone# (W) <u>207-685-7328</u> | Phone# (W) _____ |
| (H) <u>207-242-8075</u>        | (H) _____        |

Email for applicant/agent cushing\_construction@yahoo.com

**Note:** Property owner must provide written authorization if he/she wishes to be represented by an agent. Such authorization may be provided either by signing this application, or by providing authorization by means of a separately signed statement included with the application.

- Physical location of property: 866 & 874 Main Street, Readfield
- Please describe what you are proposing to do:  
Build a storage unit with (20) 10' x 10' Units  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- What land use district, e.g., rural residential, is the property located (as defined in Article 7 of the Land Use Ordinance (LUO) and depicted on the Land Use Map)?  
Village
- What is the existing use of the property (see Table 1/Table of Uses, Article 7, of the LUO)?  
Warehouse and Storage/Multi-Family Dwelling
- What is the proposed use of the property as best described from Table 1/Table of Uses in Article 7?  
Warehouse and Storage/ Multit-Family Dwelling
- Lot Width 780' Lot Depth 433' Lot Area in Acres (1 acre = 43,560 sq. ft.) 2 acres
- If a structure is proposed to be built, or expanded, list the following:

Type of Structure(s)	Length	Width	Height
Storage Building	110'	22'	10'

**Non-Conforming Structures**

Questions to answer if you are seeking a permit to expand, relocate, reconstruct or replace a non-conforming structure or are seeking a permit to build a new, enlarged or replacement foundation beneath an existing non-conforming structure. (See Article 11 of the Land Use Ordinance for definition of "non-conforming.")

- A. For an expansion of a structure, please list the total **floor area** for all portions of the structure(s) located between 25 to 75 feet from the normal highwater line of the water body, tributary stream, or upland edge of a wetland: N/A. (Please attach a worksheet showing how you calculated the total **floor area**. The term "**floor area**" is defined in Article 11 of the Land Use Ordinance.)
  
- B. For an expansion of a structure, please list the total **floor area** for all portions of the structure(s) located between 75 to 100 feet from the normal high-water line of the water body: N/A. (Please attach a worksheet showing how you calculated the total **floor area**. The term "**floor area**" is defined in Article 11 of the Land Use Ordinance.)
  
- C. If you plan to put in a new, enlarged or replacement foundation below a non-conforming structure OR if you are seeking to relocate, reconstruct or replace a non-conforming structure, please describe whether the foundation or structure can be located further from the water to meet, or come closer to meeting set-backs, and if not, explain why it cannot be moved further back.  
N/A
  
- D. For structures in the Shoreland Residential, Resource Protection or Stream Protection zones, please show how the proposed development does not result in exceeding the 20% lot coverage maximum. See Article 11 of the Land Use Ordinance for definition of "**lot coverage**."  
N/A

I certify that the foregoing, and the attached materials including responses to review criteria, are true, correct and accurate to the best of my knowledge.

Signature of Applicant / Owner  Date 10/12/2021

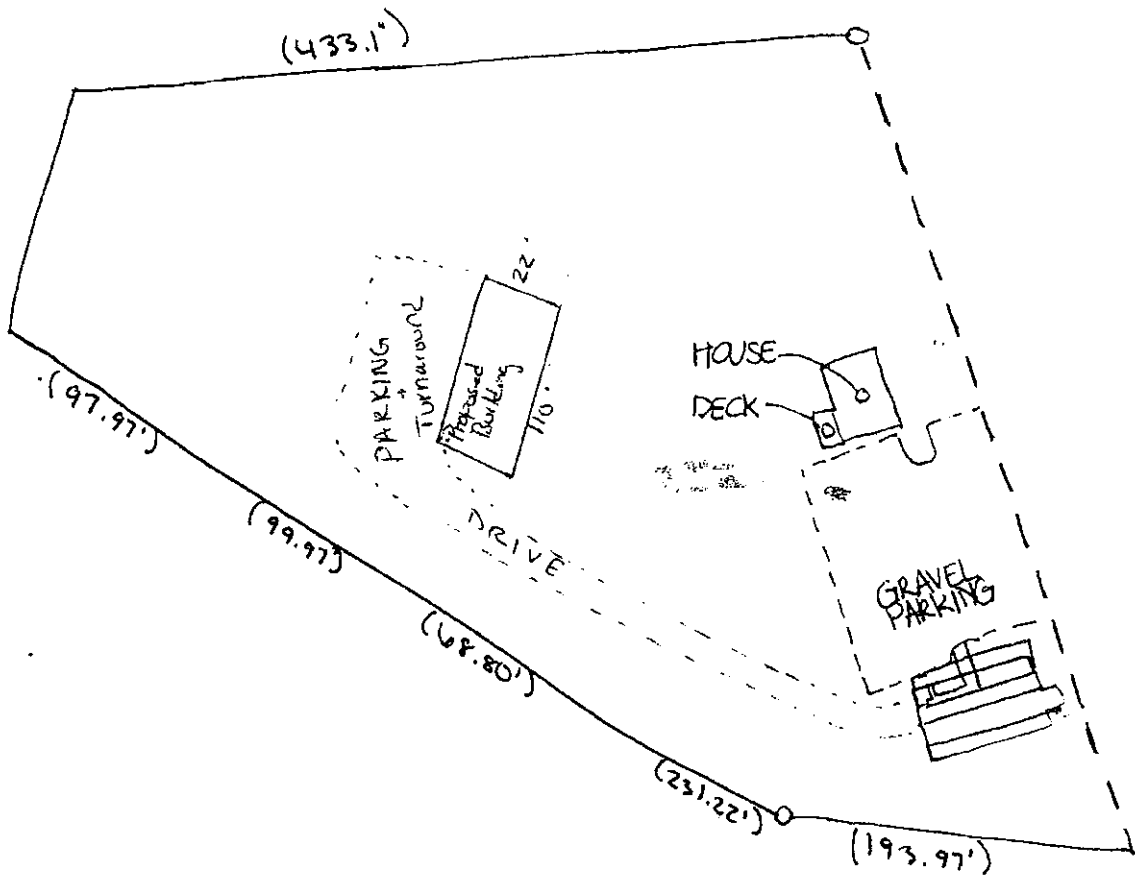
Signature of Agent (if any): \_\_\_\_\_ Date \_\_\_\_\_

Description of Project:

Currently there is a Multi-Family Dwelling and Storage Building on site with climate controlled and regular storage units. Over the year I have gotten several requests for outside storage units but due to capacity issues I have been unable to help them and usually have a long waiting list. Due to the overwhelming requests I wish to expand and build a second storage building – proposed size 110' x 22' x 10'

The building will be built out back, below grade to avoid seeing it as much from the Main Rd. I plan to construct it with either wood and metal sides or regular wood sides with 10 access doors.- Metal roof.

Allowed square footage is 5000 for commercial operations in Village zoning- I'm asking for an approval from the planning board for the additional overage of 318 sq feet.



1" = 100'

Abutters

#121-019 Katrika Wright-Brower 896 Main St Readfield, ME 04355

#121-021 Jana & Dale Willman 860 Main St, Readfield ME 04355

#121-018 Camp KV 916 Main St Readfield, ME 04355. Mailing C/O Jim Nichols 878 West River Rd,  
Augusta ME 04330

#121-004 Valerue Pomerleau 863 Main St Readfield, ME 04355

Directions:

From Town Office take right onto Old Kents Hill Rd. At stop sign take left onto Rt 17 and follow for approximately 1.6 miles until you reach 866 Main St. It will be on your right.

Applicant: Town of Readfield

**Planning Board Review Criteria  
Questionnaire**

1. State how the proposed activity will not have an undue adverse affect on:
  - a) the scenic or natural beauty of the area, **Plan to build below Grade**
  - b) any historical sites that may be located on the property, **N/A**
  - c) any significant wildlife habitat, **N/A**
  - d) any public rights for physical or visual access to any shoreline, **N/A**
  - e) any rare and irreplaceable natural areas, **N/A**
2. a) What other Town, State or Federal permits will be required for this project? **None**
  - b) Do you intend to apply for these permits? **N/A**
  - c) Are you committed to conducting this activity and subsequent use of the property in conformance with all applicable Town, State and Federal laws, rules, regulations and ordinances? **YES**
3. State how the proposed activity will: **Landowner/builder certified in Erosion control, will take necessary precautions to avoid stormwater or erosion issues. Neither are anticipated with the current slope and ground conditions**
  - a) prevent stormwater from giving rise to soil erosion both during and after the development,  
  
(In this regard you may reference the appropriate erosion control or stormwater management books available at the Town Office)
  - b) reasonably conserve the land's capacity to hold water,
4. State what impact the proposed activity will have upon the Town's public services and facilities. This may include, but not be limited to the amount and type of anticipated traffic, requirements for emergency services, effects relating to public education, etc. **Do not anticipate any strain on public services or increase in traffic.**
5. a) What financial resources (including mortgage commitments) do you have to assure the completion and implementation of this project in compliance with the Land Use Ordinance? **Landowner has means necessary to complete project.**
  - b) What technical support will be used in connection with any design, development or use of the project? **No technical support needed**



6. a) Is any portion of the subject property located within, or affected by any flood areas as depicted on the Federal Emergency Management Agency Flood Insurance Rate Map? **NO** (These Flood Maps are available for your reference at the Town Office).
- i) If the answer to question (a) is yes, do you intend to include any portion of your development within the boundaries of the flood plain, including any structures or buildings, wells, wastewater disposal systems, or any storage or placement of property stockpiling of materials? \_\_\_\_\_
- ii) If the answer to question (i) is yes, how do you intend to develop this project (including it's subsequent use) to comply with the Floodplain Ordinance of the Town of Readfield? \_\_\_\_\_
7. a) Does your proposed development or use include any alteration of or impact to any wetland? **NO** If the answer to this question is yes, describe how you intend to minimize this impact?
- b) Are you aware that any wetland alteration requires additional permitting on the State or Federal level and will you be applying for those? **YES**
8. What part of your development or use will rely on or could impact groundwater? **None**
9. a) State the nature of solid waste your proposal will generate both during development and the subsequent use of the property. **N/A- waste removal bin on site if needed by customers**
- b) Will this solid waste be taken to the Town Recycling Station? **NO** If so, how will the Town be compensated for handling such waste?
- c) If the solid waste is not to be taken to the Town Recycling Station, how do you plan to dispose of it?
10. Do you intend to connect to any public water supply? **NO**
11. a) What impact, if any, could the proposed activity have on adjacent properties and their uses. State whether any noise, glare, fumes smoke, dust, odors, or other affects will be generated. **Slight noise during construction, after completion anticipate the same amount of noise.**
- b) Describe the anticipated extent of these impacts and how you intend to buffer or reduce them to a level acceptable to adjacent properties.
12. a) What is the approximate percentage of slope of the land? **2%**
- b) What is the nature of the soils?
- c) What is the nature and extent of the existing vegetation on the site of development or use? **Grass and some Trees**
13. a) What is the nearest waterbody (lake, pond, stream, or brook)? **Maranacook**
- b) What is the least distance between the waterbody and the project site? **Not an adjacent parcel- Camp KV is on backside.**
- c) What part of your project could impact one of these waterbodies? **None**
- d) How do you intend to minimize this impact? **N/A**

14. How do you intend to provide for the adequate disposal of sewage and wastewater in order to comply with the requirements of the State Plumbing Code? **Drainage for wastewater, no septic needed.**
15. Describe or illustrate on a separate paper how you intend to control and manage any additional stormwater resulting from this project or use. You may reference the publication, "Stormwater Management for Maine, Best Management Practices" published by the Department of Environmental Protection (1995) and which is available for reference at the Town Office.

**NOTE:** If the project results in 20,000 sq. ft. or more of impervious area in the Maranacook Lake watershed or more than one (1) acre in the other lake watersheds, or more than five (5) acres of disturbed area in either watershed, a Stormwater Management permit from the Department of Environmental Protection will be required.

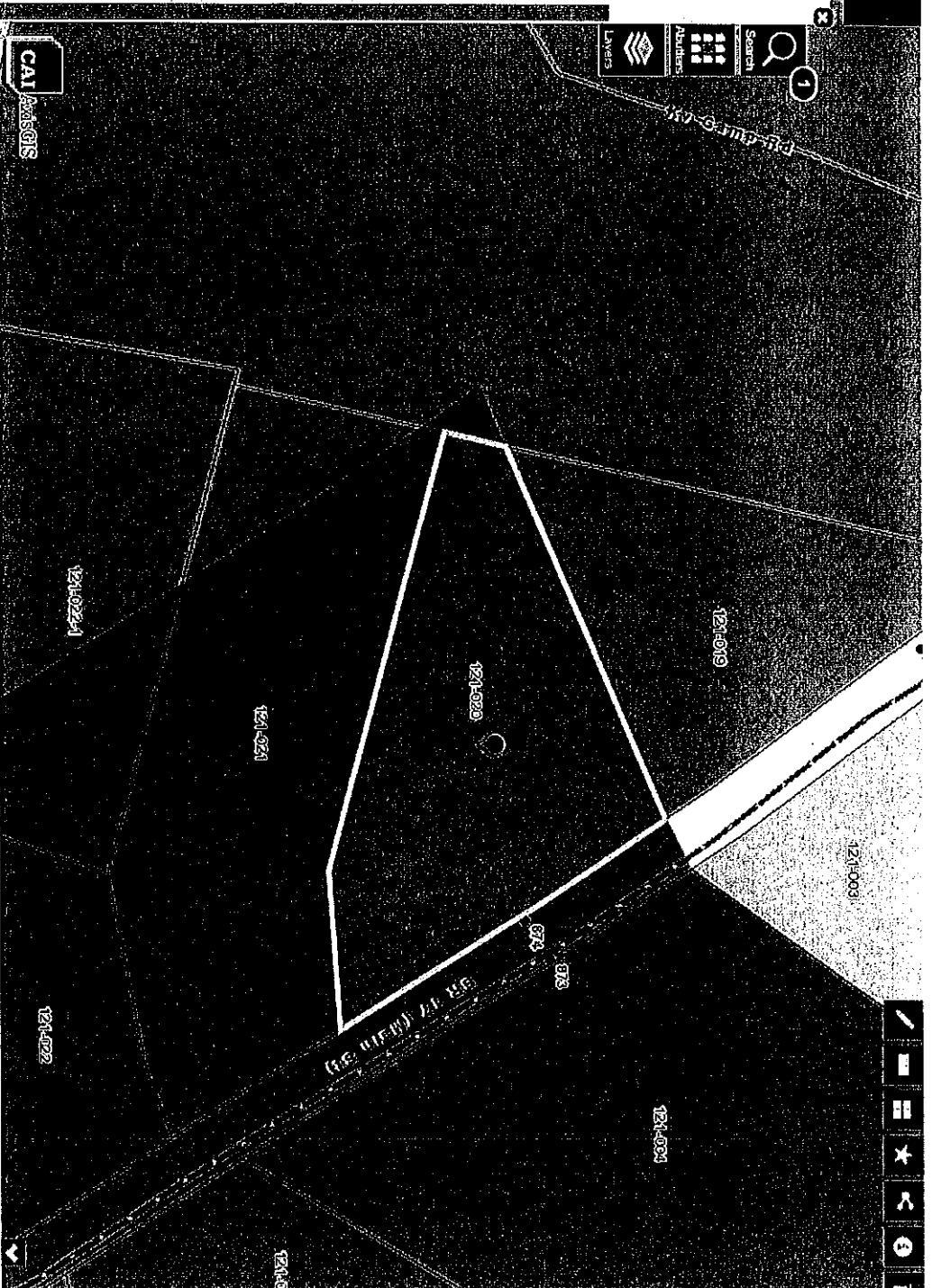
16. What will your water requirements be for this use and what will be your water source? **None**
17. What types and amount of additional traffic do you expect as a result of this use? **No major impact**
18. What are your plans for permanent access to the site of the proposed use? **Access already established**
19. Does your proposed development or use cross the Readfield town line? **NO**  
If so, into which town?  
How will you avoid causing unreasonable traffic congestion or unsafe conditions as related to the use of that town's public ways?
20. What is the estimated depth-to-frontage ratio of the lots you propose to create or develop? **N/A**
21. Has a representative of the Readfield Fire Department reviewed your proposal? **NO**
22. Are there currently any enforceable land use violations associated with this property? **NO**
23. If your project involves the construction of a road has the road design been approved by the Road Committee? **N/A**



# Readfield, ME

Contact

- + Parcel Lines
- + Water
- + Aquifer Map
- E911 Address Point Map
- E911 Address Points
- + FEMA Flood
- + Future Land Use Map
- + Land Cover Map
- + Road Management System
- + Public Facilities Map
- + Soil Map
- + Subdivision Map
- + Bedrock Map
- + Conserved Lands
- + Watershed Map
- + Topographic Map
- + Transportation
- Wetland Map
- + Wetlands - USFWS NWI
- Zoning Map
- Zoning
  - Resource Protection
  - Shoreland Residential
  - Stream Protection
  - Rural Residential
  - Rural Resource
  - Rural
  - Village Residential
  - Village
  - Academic



**Additional CEO comments on Cushing Storage Application.**

**Cushing storage proposal:**

**Current Storage = 2820**

$$40 \times 68 = 2720 + 10 \times 10 = 100 \quad 2820$$

**Proposed New Storage = 2420**

$$110 \times 22 = 2420$$

**TOTAL PROPOSED 5240**

**Total Allowed 5000**

**Applicant may need to consider his ask or consider applying for change to CID designation**

**LUO**

**Article 7 Section 5 Table 1 INDUSTRIAL footnote 3**

3. Structures for **Commercial and Industrial uses allowed in the Village**, Village Residential, Rural, Shoreland Residential, Stream Protection, and Resource Protection Districts **shall not be greater than 5,000 square feet in total floor area.**  
Structures for Commercial and Industrial uses allowed in the **Commercial and Industrial District may be greater than 5,000 sq. ft. in area.**
  
- B Expansions of Existing Non-Conforming Commercial and Industrial Uses  
Non-conforming commercial and industrial uses, legally in existence as of June 11, 1998, located within the Village, Village Residential, Rural and Rural Residential Districts may be allowed to expand up to 100% of their existing developed area provided such expansion takes place on the existing lot or on land contiguous to the existing lot. The developed area includes structures, parking lots, and outside storage and processing areas. Any proposed expansion of a commercial or industrial use shall be reviewed by the Planning Board under site review. Any proposed expansion greater than 100% of the existing developed area shall require an amendment to this Ordinance, effect a rezoning, in compliance with Article 1, Section 8.

**ARTICLE 9  
COMMERCIAL, INDUSTRIAL and INFRASTRUCTURE DISTRICT  
ADOPTION PROCEDURE**

**SECTION 1. PURPOSE**

The purpose of the Commercial, Industrial and Infrastructure District designation process shall be to allow the opportunity for large-scale commercial, industrial and infrastructure activities to locate and expand within the Town in keeping with the character of the community.

The procedures contained in this section require that any land proposed to be placed in a Commercial, Industrial and Infrastructure District and its subsequent proposed use be reviewed by the Planning Board and then presented to the Town Meeting for approval. After the District is created, each land use, structure and building proposed for the district is required to obtain Site Review approval from the Planning Board.

## **SECTION 2. STANDARDS**

All proposals for a Commercial, Industrial and Infrastructure District shall meet the following standards:

- A. The proposed zoning change shall be consistent with the Town of Readfield Comprehensive Plan and shall be in keeping with the Town's rural character.
- B. The proposed use shall be compatible with the surrounding area with respect to rural character, existing uses and anticipated development.
- C. The proposal shall serve the public good, safety or welfare of the Town of Readfield.
- D. The proposal shall be protective of all natural resources including significant wildlife habitat.

## **SECTION 3. GENERAL REQUIREMENTS**

The applicant shall comply with the following requirements and restrictions:

- A. Only conditions and restrictions that relate to the physical development or operation of the property shall be included in the proposal.
- B. A Commercial, Industrial and Infrastructure District proposal shall not include any provision or condition that limits or restricts the Town of Readfield zoning authority.
- C. Areas currently within a Village Residential District shall not be eligible for a Commercial, Industrial and Infrastructure District designation.
- D. Land uses within a Commercial, Industrial and Infrastructure District shall be limited to those allowed in the Table of Uses in Article 7 for the district as designated at the time of application for a Commercial, Industrial and Infrastructure designation.
- E. The terms, conditions and restrictions of the zoning agreement shall run with the land and bind all future owners of the land or any other person who claims an interest in the property.
- F. All development and use of the proposed re-zoned property shall comply with all applicable standards and requirements in this Ordinance.
- G. Any conditions or requirements placed upon the proposed rezoning may be more restrictive but shall not be less restrictive than the applicable requirements of this Ordinance.
- H. An agreement containing all conditions and restrictions of a Commercial, Industrial and Infrastructure District proposal shall be recorded in the Kennebec County Registry of Deeds within 10 days of the date that it is approved at the Town Meeting. The rezoning shall not become effective until the agreement is recorded.
- I. Any violation of the terms, conditions and the restrictions contained in the zoning agreement shall be violations of this Ordinance and subject to applicable enforcement standards. A statement to this effect shall be included in the zoning agreement.
- J. The proposed site has an existing or proposed access to a town, state-aid highway or state road.
- K. The proposal contains provisions for a buffer area along all property lines sufficient to screen adjacent land uses. A landscape buffer area shall be provided along the road frontage that allows for safe access to the site and also sufficiently screens any development from public view.
- L. The site plan shall show the future locations of all proposed structures or provide a written set of design standards

for the placement of future structures. Structures shall be located on the site in a manner so as to protect the environment, minimize off-site impacts such as noise, light, and odors, provide the maximum visual screening from adjacent roads and property, and be in keeping with the Town's character.

- M. The proposal shall include a list of those uses planned to be developed in the Commercial Industrial and Infrastructure District.

#### **SECTION 4. APPLICATION REQUIREMENTS**

- A. The applicant for a Commercial Industrial and Infrastructure District proposal shall submit an application to the Code Enforcement Officer.
- B. The application shall include the following:
1. A survey plan of the site showing all applicable details required in Article 6, Section 3.J.1.c.
  2. A narrative describing the proposal and how it specifically meets all the standards and requirements contained in this Article.
  3. A copy of the conditions and restrictions proposed for the property.
  4. A timetable indicating the start and completion dates of the development or construction in the proposed rezoned area.
- C. Application Procedure:
1. The applicant shall submit the rezoning application and fee to the Code Enforcement Officer. The Code Enforcement Officer shall issue a dated receipt to the applicant upon acceptance of the application. The Code Enforcement Officer shall review the application for completeness and within 10 days notify the applicant in writing whether or not the application is complete and what, if any, additional submissions are required for a complete application.
  2. The Code Enforcement Officer shall submit the complete application to the Planning Board for a public hearing.
  3. The Planning Board shall hold a public hearing within 30 days of receipt of a complete rezoning application.
  4. The Town shall publish notice of the hearing stating the purpose of the hearing and giving the date, time and place of the public hearing in a newspaper of general circulation in the area. The notice shall be published 2 times, not more than 14 days before and not less than 7 days before the public hearing.
  5. The Town shall notify by first class mail the owners of all property within 500 feet of the property to be rezoned at least 20 days in advance of the public hearing. The notice shall include the date, time and place of the public hearing, and a description of the proposed rezoning proposal. The owners of property shall be considered those against whom taxes are assessed. Failure of any property owner to receive a notice of public hearing shall not necessitate another hearing or invalidate any action of the Planning Board. A list of all property owners that were mailed the public hearing notice shall be maintained and include the date the notice was mailed.
  6. The Planning Board may continue the public hearing in order to conduct a site visit.
  7. The Planning Board shall use the standards contained in Section 2 to make its recommendation upon the proposal. The Board may set conditions upon the application in order to further the purposes set forth in this section.
  8. After reviewing the application, the Planning Board may vote to recommend the application, recommend the application with conditions or not to recommend the application.
  9. The Planning Board's final recommendation upon the proposed re-zoning application shall be submitted to the Board of Selectmen to be placed on the Town Warrant for consideration at the next scheduled Town Meeting. The Town is not required to hold a special Town Meeting to consider the re-zoning proposal.
  10. The Town Meeting shall consider the rezoning article and may vote to approve the application as submitted or deny the application.
  11. The Selectmen shall sign the rezoning agreement and the Town Clerk shall attest that the proposal was approved at the Town Meeting. A copy shall be provided to the applicant, Planning Board and the Code Enforcement Officer.
  12. The Planning Board shall amend the Land Use Map to show the location of the approved Commercial

Industrial and Infrastructure District.

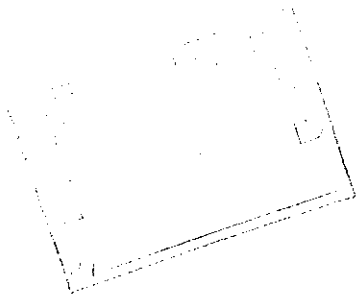
13. Any use, structure or building hereafter proposed for the Commercial Industrial and I District shall be required to obtain Site Review approval according to the requirements of this Ordinance.

**ITEM 2**

**455 STURTEVANT  
HILL ROAD  
QUINTON &  
BRITTANY JOHNSON**

**MAP 133 / LOT 038**





Town of Readfield  
Readfield, Maine 04355  
(207) 685-4939

Permit Fee 10000  
Date Paid 10/19/2021  
Receipt # 2683  
CK # 716690

Map 133 Lot 038

**Planning Board**  
**Land Use Permit Application**

The undersigned applies for approval of the Readfield Planning Board as follows:

1. Applicant / Owner:	Agent (if any):
Name <u>Quinton Johnson</u>	Name <u>N/A</u>
Address <u>455 Sturtevant Hill Rd</u>	Address _____
<u>Readfield ME 04355</u>	_____
Phone# (W) _____	Phone# (W) _____
(H) <u>207 577 8242</u>	(H) _____

Email for applicant/agent QJohnson2020@gmail.com

**Note:** Property owner must provide written authorization if he/she wishes to be represented by an agent. Such authorization may be provided either by signing this application, or by providing authorization by means of a separately signed statement included with the application.

2. Physical location of property: 455 Sturtevant Hill Rd Readfield ME 04355

3. Please describe what you are proposing to do:  
We are buying the land out back of our house from our neighbor Tom Diplock to square off our property. Just adding the back square piece. We own the front two acres just adding one more to make our property one perfect rectangle.

4. What land use district, e.g., rural residential, is the property located (as defined in Article 7 of the Land Use Ordinance (LUO) and depicted on the Land Use Map)?  
RR rural residential

5. What is the existing use of the property (see Table 1/Table of Uses, Article 7, of the LUO)?  
SF residential / open space

6. What is the proposed use of the property as best described from Table 1/Table of Uses in Article 7?  
open space addition to lot

7. Lot Width \_\_\_\_\_ Lot Depth \_\_\_\_\_ Lot Area in Acres (1 acre = 43,560 sq. ft.) \_\_\_\_\_

8. If a structure is proposed to be built, or expanded, list the following:

Type of Structure(s)	Length	Width	Height
NO structures			

Non-Conforming Structures *Nothing being built*

Questions to answer if you are seeking a permit to expand, relocate, reconstruct or replace a **non-conforming** structure or are seeking a permit to build a new, enlarged or replacement foundation beneath an existing non-conforming structure. (See Article 11 of the Land Use Ordinance for definition of "non-conforming.")

- A. For reconstruction, relocation or expansion of a non-conforming structure in a shoreland zone, please list the total **floor area** for all portions of the structure(s) located between **25 to 75 feet** from the normal highwater line of the water body, tributary stream, or upland edge of a wetland: \_\_\_\_\_ (Please attach a worksheet showing how you calculated the total **floor area**. The term "floor area" is defined in Article 11 of the Land Use Ordinance)
- B. For reconstruction, relocation or expansion of a non-conforming structure in a shoreland zone, please list the total **floor area** for all portions of the structure(s) located between **75 to 100 feet** from the normal high-water line of the water body: \_\_\_\_\_ (Please attach a worksheet showing how you calculated the total **floor area**. The term "floor area" is defined in Article 11 of the Land Use Ordinance)
- C. If you plan to put in a new, enlarged or replacement foundation below a non-conforming structure OR if you are seeking to relocate, reconstruct or replace a non-conforming structure, please describe whether the foundation or structure can be located further from the water to meet, or come closer to meeting set-backs, and if not, explain why it cannot be moved further back.  
\_\_\_\_\_  
\_\_\_\_\_
- D. For structures in the Shoreland Residential, Resource Protection or Stream Protection zones, please show how the proposed development does not result in exceeding the 20% lot coverage maximum. See Article 11 of the Land Use Ordinance for definition of "lot coverage."  
\_\_\_\_\_  
\_\_\_\_\_

I certify that the foregoing, and the attached materials including responses to review criteria, are true, correct and accurate to the best of my knowledge.

Signature of Applicant / Owner *[Signature]* Date 10/19/2021  
Signature of Agent (if any): \_\_\_\_\_ Date \_\_\_\_\_

Applicant: Town of Readfield

**Planning Board Review Criteria  
Questionnaire**

1. State how the proposed activity will not have an undue adverse affect on:

- a) the scenic or natural beauty of the area,
- b) any historical sites that may be located on the property,
- c) any significant wildlife habitat,
- d) any public rights for physical or visual access to any shoreline,
- e) any rare and irreplaceable natural areas,

NONE

NONE

NONE

NONE

NONE

2. a) What other Town, State or Federal permits will be required for this project?

b) Do you intend to apply for these permits?

c) Are you committed to conducting this activity and subsequent use of the property in conformance with all applicable Town, State and Federal laws, rules, regulations and ordinances?

NONE

NO

YES

3. State how the proposed activity will:

a) prevent stormwater from giving rise to soil erosion both during and after the development,

(In this regard you may reference the appropriate erosion control or stormwater management books available at the Town Office)

b) reasonably conserve the land's capacity to hold water,

NONE

NONE

NONE

4. State what impact the proposed activity will have upon the Town's public services and facilities. This may include, but not be limited to the amount and type of anticipated traffic, requirements for emergency services, effects relating to public education, etc.

No traffic or road frontage. Just an acre out back.

5. a) What financial resources (including mortgage commitments) do you have to assure the completion and implementation of this project in compliance with the Land Use Ordinance?

N/A

b) What technical support will be used in connection with any design, development or use of the project? **NONE**

6. a) Is any portion of the subject property located within, or affected by any flood areas as depicted on the Federal Emergency Management Agency Flood Insurance Rate Map? **NO**  
(These Flood Maps are available for your reference at the Town Office).

i) If the answer to question (a) is yes, do you intend to include any portion of your development within the boundaries of the flood plain, including any structures or buildings, wells, wastewater disposal systems, or any storage or placement of property stockpiling of materials? \_\_\_\_\_

ii) If the answer to question (i) is yes, how do you intend to develop this project (including it's subsequent use) to comply with the Floodplain Ordinance of the Town of Readfield? \_\_\_\_\_

7. a) Does your proposed development or use include any alteration of or impact to any wetland? **NO** If the answer to this question is yes, describe how you intend to minimize this impact?

b) Are you aware that any wetland alteration requires additional permitting on the State or Federal level and will you be applying for those? **NO**

8. What part of your development or use will rely on or could impact groundwater?

**NONE**

9. a) State the nature of solid waste your proposal will generate both during development and the subsequent use of the property. **NONE**

b) Will this solid waste be taken to the Town Recycling Station? **NO** If so, how will the Town be compensated for handling such waste?

c) If the solid waste is not to be taken to the Town Recycling Station, how do you plan to dispose of it?

10. Do you intend to connect to any public water supply? **NO**

11. a) What impact, if any, could the proposed activity have on adjacent properties and their uses. State whether any noise, glare, fumes smoke, dust, odors, or other affects will be generated.

b) Describe the anticipated extent of these impacts and how you intend to buffer or reduce them to a level acceptable to adjacent properties.

12. a) What is the approximate percentage of slope of the land?

b) What is the nature of the soils?

c) What is the nature and extent of the existing vegetation on the site of development or use?

13. a) What is the nearest waterbody (lake, pond, stream, or brook)?  
 b) What is the least distance between the waterbody and the project site?  
 c) What part of your project could impact one of these waterbodies?  
 d) How do you intend to minimize this impact?
14. How do you intend to provide for the adequate disposal of sewage and wastewater in order to comply with the requirements of the State Plumbing Code? *No impact*
15. Describe or illustrate on a separate paper how you intend to control and manage any additional stormwater resulting from this project or use. You may reference the publication, "Stormwater Management for Maine, Best Management Practices" published by the Department of Environmental Protection (1995) and which is available for reference at the Town Office. *No Sewage/Waste Water*

**NOTE:** If the project results in 20,000 sq. ft. or more of impervious area in the Maranacook Lake watershed or more than one (1) acre in the other lake watersheds, or more than five (5) acres of disturbed area in either watershed, a Stormwater Management permit from the Department of Environmental Protection will be required.

16. What will your water requirements be for this use and what will be your water source? *No water source*
17. What types and amount of additional traffic do you expect as a result of this use? *None*
18. What are your plans for permanent access to the site of the proposed use? *Just to own it*
19. Does your proposed development or use cross the Readfield town line?  
 If so, into which town? *No*  
 How will you avoid causing unreasonable traffic congestion or unsafe conditions as related to the use of that town's public ways? *No traffic*
20. What is the estimated depth-to-frontage ratio of the lots you propose to create or develop? *No frontage*
21. Has a representative of the Readfield Fire Department reviewed your proposal?
22. Are there currently any enforceable land use violations associated with this property? *No*
23. If your project involves the construction of a road has the road design been approved by the Road Committee? *No frontage*

## Required Submittals

(Per Article 6, Section 3.1.2)

- \_\_\_ 1. Copy of the portion of applicable tax map showing subject property, abutting properties and boundaries of all contiguous property under the control of the owner or applicant, regardless of whether all or part is being developed at this time.
- \_\_\_ 2. Names and mailing addresses of all property owners abutting the proposed development. (Abutters are the owners of any parcels with one or more common boundaries or points, as well as property owners of any parcel located directly across any road, railroad or stream along the road, railroad or stream from the parcel involved in the application. Also included is any Qualified Conservation Holder of an easement in any of these parcels).
- \_\_\_ 3. Exact direction to the property from the Town Office, using a map if necessary.
- \_\_\_ 4. The Assessor's tax map and lot numbers of the parcels.
- \_\_\_ 5. A copy of the deed to the property or other documentation to demonstrate right, title or interest in the property on the part of the applicant.
- \_\_\_ 6. The name, registration number and seal of the land surveyor, architect, engineer and/or similar professional who prepared any plan.
- \_\_\_ 7. Map showing the north bearing and lot dimensions of all property lines of the property to be developed and the source of this information.
- \_\_\_ 8. Site plan(s) illustrating the following: (Note: If the site plan is not drawn to scale, then specific distances identifying the relative locations of the following features must be shown on the plan).
  - a) The location and size of any existing and proposed sewer and water mains, culverts and drains that will serve the development whether on or off the property along with the direction of existing and proposed surface water drainage across the site.
  - b) The location, names, and present and proposed widths of existing and proposed roads, driveways, streets, parking and loading areas, walkways and rights-of-way within or adjacent to the proposed development.
  - c) The location and dimensions of all existing and proposed buildings and structures on the site, including underground storage tanks.
  - d) The location of intersecting roads or driveways within 200 hundred feet of the site.
  - e) The location of existing and proposed open drainage courses, wetlands, water bodies, floodplains, stands of trees, and other important natural features, with a description of such features to be retained.
  - f) The location and dimensions of any existing and proposed easements.
  - g) The location and dimensions of all existing and proposed provisions for water supply and wastewater disposal systems, including a design copy or letter of soils suitability for any proposed new or replacement wastewater disposal systems.
  - h) The location and dimensions of all existing and proposed signs.
  - i) For any project which shall result in a change to exterior lighting, the location, height, and type of existing and proposed exterior lighting and, for commercial, industrial and institutional projects, the foot-candle intensities of proposed lighting projecting on abutting properties.
  - j) The proposed landscaping and buffering.
  - k) The location and amount of any earth-moving.
  - l) A copy of all existing or proposed covenants or deed restrictions associated with the subject property.



# Readfield, ME

Contact

- + Public Facilities Map
- + Soil Map
- + Subdivision Map
- + Bedrock Map
- + Conserved Lands
- + Watershed Map
- + Topographic Map
- Transportation
  - Bridge
  - State Roads
  - State-Aid Roads
  - Town Roads
  - Private Roads
  - Trails
  - Discontinued Roads
  - Railroads
  - Unresolved Roads
- Wetland Map
- + Wetlands - USFWS NWI
- Zoning Map
  - Zoning
    - Resource Protection
    - Shoreland Residential
    - Stream Protection
    - Rural Residential
    - Rural Resource
    - Rural
    - Village Residential
    - Village
    - Aesthetic

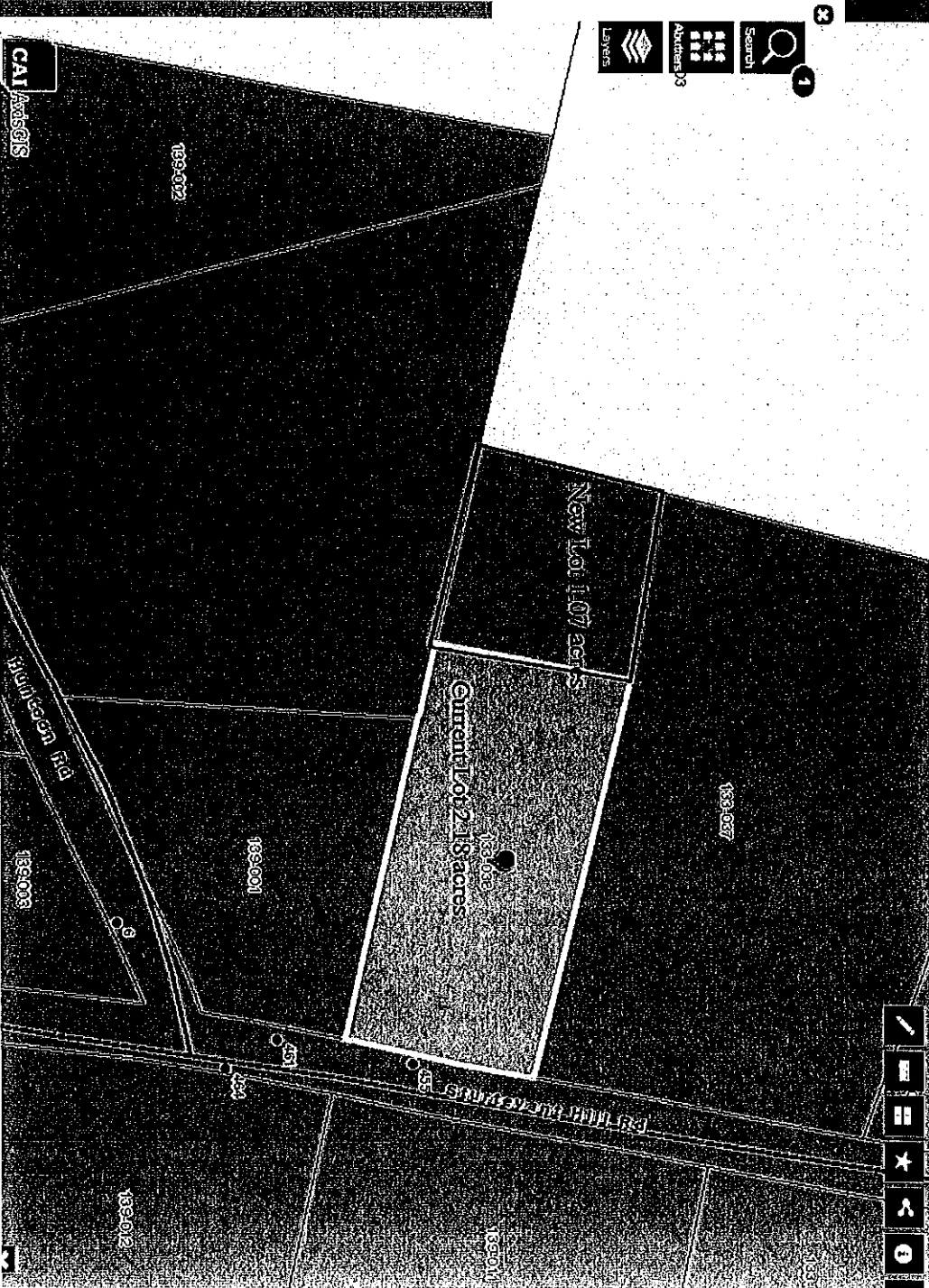
3

1

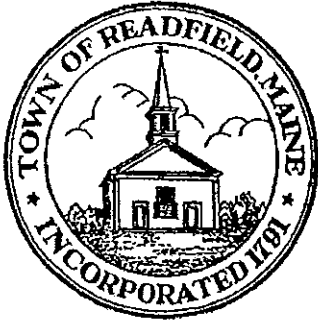
Search

Addresses DS

Layers



Navigation icons: Home, Back, Forward, Full Screen, Print, Refresh, Close



## TOWN OF READFIELD

8 OLD KENTS HILL RD. • READFIELD, MAINE 04355  
TEL. (207) 685-4939 • FAX (207) 685-3420

### PLANNING BOARD NOTICE OF DECISION

May 21, 2003

Daniel O. Harriman  
PO Box 136  
Readfield, ME 04355

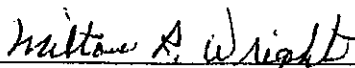
RE: Diplock Subdivision, Map 1, Lot 19A-2, Sturtevant Hill Road  
Regina, Robert and Thomas Diplock, Applicants

Dear Dan:

This is to inform you that on May 20, 2003 the Readfield Planning Board conditionally approved the applicant's written request to create a 3-lot minor subdivision on the Sturtevant Hill Road, Map 1, Lot 19A-2 dated March 5, 2003.

The approval was granted subject to the following conditions:

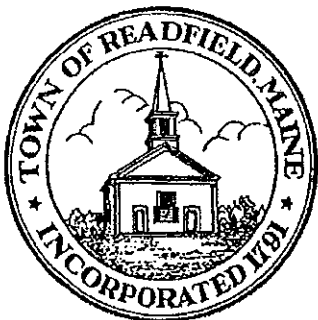
1. Comply with Standard Conditions of Approval, a copy of which is attached.
2. The size of the culvert and the existing driveway shall be reviewed by Nate Sylvester of Kennebec County Soil & Water Conservation District, and any recommendations by Mr. Sylvester for correcting problems in these areas shall be complied with.
3. The recommendations contained in Mr. Sylvester's e-mail of April 14, 2003 to the applicant shall be complied with.
4. All of these recommendations shall be complied with within 90 days or before transfer of ownership of the property, whichever comes first.

  
Milton Wright, Chairman  
Readfield Planning Board

enc.

MW:dlh





file

## TOWN OF READFIELD

8 OLD KENTS HILL RD. • READFIELD, MAINE 04355  
TEL. (207) 685-4939 • FAX (207) 685-3420

March 27, 2003

*PRE-AD*

Dan Harriman  
PO Box 136  
Readfield, ME 04355

RE: Applicants Robert, Regina & Thomas Diplock, Map 1, Lot 19A-2, Sturtevant Hill Road

Dear Dan:

At its meeting on March 18, 2003, the Readfield Planning Board conducted a Sketch Plan Review for the above-sited application. The Planning Board determined that the application shall be reviewed as a minor subdivision and that contour lines at intervals of 10 feet shall be shown on the site plan.

Very truly yours,

Milton R. Wright, Chairman  
Readfield Planning Board

MW:dlh

# **OLD BUSINESS**

## **REVIEW OF MINUTES**

- **05/11/2021**
- **05/25/2021**
- **06/02/2021**
- **07/27/2021**
- **08/25/2021**

**NEXT SCHEDULED PLANNING**

**BOARD MEETING IS ON**

**WEDNESDAY, 11/03/2021**

# READFIELD PLANNING BOARD

---

## Minutes of Tuesday, May 11, 2021 - **UNAPPROVED**

**Planning Board Members:** Paula Clark (Chair), Jack Comart (Vice Chair), William “Bill” Buck, William “Bill” Godfrey, Jan Gould, Don Witherill, Henry Clauson

**Others Attending:** Clif Buuck (Interim CEO), Kristin Parks (Board Secretary), Ron “Chip” Stephens (CEO), Eric Dyer (Town Manager), Eric Falconer, Rob & Kathy Corey, Dan Roy, Marty Soule, Scott & Dawn Morash, Harry Grimmitz, David Paler, Justin Morgan, Dave Hewey, Megan Morash, Will Harris, Keith Meyer, Darcy Whittemore

Meeting called to order at 6:32 pm by Paula.

### Public Hearings:

1. **86 Torsey Shores.** This application was open 4/13/21, continued to 4/27/21 and scheduled for public hearing. Submitted by Daniel Roy to construct a new foundation under the existing non-conforming structure raising the building to maximum permissible 25 ft. The property is located at 86 Torsey Shores Road in the Shoreland Residential District identified on the Assessors map 106 lot 89
  - Public hearing opened at 6:33 pm by Paula.
  - Dan Roy provided a brief updated on his revised plans to construct a new foundation under the existing non-conforming structure raising the building to maximum permissible 25 feet. Contractor is able to accommodate the 25 foot maximum height requirement by excavating to lower the overall height of the building.
  - No public comments.
  - **Motion** made by Bill G to close the public hearing at 6:35 pm. **Second** by Henry. **Vote** 7-0 in favor.
  - **Motion** made by Jack to approve the application as amended, subject to standard conditions. **Second** by Bill B. **Vote** 7-0 in favor.
2. **1146 Main Street.** This application was open on 4/27/21 and scheduled for public hearing. Submitted by Aaron Neily to open a new Medical Marijuana Retail Dispensary under Readfield Marijuana Establishment Ordinance. The property is located at 1146 Main Street in the Village District identified on the Assessors map 120 lot 086
  - Public hearing opened at 7:30 pm by Paula.
  - Aaron Neily, applicant, not present.
  - Marty Soule: Recognizes marijuana is legal but has worked as a PA at MCHS with teenagers and substance use and has deep concerns. She has a strong reaction to having a facility setup in Readfield.
  - Paula stated it was only medical use and there is the ordinance in place for safety requirements, security, odor, signage, etc.
  - Darcy Whittemore: Asked if there were restrictions or considerations due to being so close to the library that does focus on kids and kid activities.
  - Keith Meyer: He is familiar with medical marijuana facilities and issues with lots of traffic and asked if this may be a concern in this area of town.
  - Public hearing left open.

## READFIELD PLANNING BOARD

---

3. **111 Mayo Road.** This application was open on 4/27/21 and scheduled for public hearing. Submitted by Dawn and Scott Morash to construct a new 3290 sq. ft, 3 bed 2.5 bathroom year round home on Maranacook Lake and demolish the existing structure on the property. The property is located at 111 Mayo Road in the Shoreline Residential District identified on the Accessors map 134 lot 125
- Public hearing opened at 6:40 pm by Paula.
  - Site visit was at 5:30 pm with planning board members in attendance.
  - Justin Morgan, Contractor, gave a brief overview of the project; Construct a new 3290 sq. ft 3 bed 2.5 bathroom year round home on Maranacook Lake and demolish the existing structure on the property. The existing structure is nonconforming. Driveway will reduce the road frontage.
  - Written comments from abutter's, Corey's, discussed. Only concerns are the driveway next to their property line and the water run off to leach field and if there will be any necessary precautions. The Morash's stated that they have **already** addressed the issue regarding these concerns.
  - Jack: questioned the need for removal of a lot of big trees and how will that removal impact runoff, etc. Wants to see a replanting plan.is there a resolution plan in place. No re-vegetation plan has been submitted. Bill Molagle was at the site visit. A rock line ditch would be a good resolution and proper grading to improve drainage into the lake. Also revegetate the existing house and driveway site.
  - The new driveway will be outside the 100 ft setback.
  - Question on the development plans for the second abutters, the Hewey's. Confirmed that the Morash plans do not affect any of the Hewey's plans. Dave Hewey feels it's a positive thing and has no issues. Will make the drainage better.
  - Clif suggested to get written MMA legal advice on the increase of nonconformity.
  - Planning Board requesting more material:
    - i. Revegetation plan and plan for revegetation of existing demolition site and driveway
    - ii. Issue concerning Mayo Road and drainage plan on how water conveyed down to lake
    - iii. Updated erosion control plan (suggested by Bill M to have berm instead of silk fencing)
    - iv. Driveway plan
    - v. Neighbors' protection plans (swale between 2 properties)
  - Bill M. willing to write up his suggestions.
  - **Motion** made by Don to close the public hearing at 7:23 pm, **second** by Bill B. **Vote** 7-0 in favor.

### Administrative Items:

- **Review/approve minutes of April 27, 2021**
  - **Motion** made by Jack to approve the minutes from April 27, 2021 as amended, **second** by Bill B. **Vote** 7-0 in favor.

# READFIELD PLANNING BOARD

---

Meeting adjourned at 7:50 pm

Minutes submitted by Board Secretary, Kristin Parks

DRAFT

# READFIELD PLANNING BOARD

---

## Minutes of Tuesday, May 25, 2021 - **UNAPPROVED**

**Planning Board Members:** Paula Clark (Chair), Jack Comart (Vice Chair), William “Bill” Buck, William “Bill” Godfrey, Jan Gould, Don Witherill, Henry Clauson

**Others Attending:** Clif Buuck (Interim CEO), Kristin Parks (Board Secretary), Ron “Chip” Stephens (CEO), Eric Dyer (Town Manager), Rob Corey, Kristin Collins (Town Attorney), Rob Schumacher, Samantha Morash, Bob ?, Aaron Neily, Dawn & Scott Morash, Eric Falconer, Matthew Nazar, Grace Keene, Justin Morgan

Meeting called to order at 6:33 pm by Paula.

### Public Hearing:

1. **111 Mayo Road.** This application was reviewed and opened for a public hearing open on 5/11/21. The public hearing was closed, -closed and scheduled for further review on next public hearing 5/25/21. The plans submitted by Dawn and Scott Morash is to construct a new 3290 sq. ft., 3 bed 2.5 bathroom year round home on Maranacook Lake and demolish the existing structure on the property. The property is located at 111 Mayo Road in the Shoreline Residential District identified on the Accessors map 134 lot 125
  - Site visit was done May 11, 2021.
  - Demo of existing structure with replacement of new structure; still non-confirming on a non-confirming lot.
  - Concerns received from the Corey’s, abutters; drainage of septic system from new driveway, tree removal and a natural buffer and new driveway is 3 ft. from property line.
  - The Morash’s have worked with the Corey’s and a site survey was submitted and sent out on Monday, May 24<sup>th</sup>. The Corey’s are satisfied with the Morash plans and water run off issue. A buffer is to remain between the properties.
  - Kristin Collins, Town Attorney, did not agree that it was allowable under the LUO to redesignate a portion of Mayo Road as a driveway and thereby reduce the road frontage from approx. 180 feet to 30 feet, thus making the non-confirming lot more non-confirming. Her opinion is consistent with that the opinion provided by MMA.>
  - Morash to come back with a different proposal. He may pursue a variance request.
  - Suggested by Kristin Collins to withdraw the current application and resubmit with new LUO and setback changes or to table the application and see the outcome of the June 8 vote.
  - **Motion** made by Don to table the application, **second** by Jack. **Vote** 7-0 in favor.

### New Submission:

2. **New Submission: 26 Mill Stream Road - Safe Space Meeting House (SSMH):** The application is a proposal to create a community center/club location. The proposal allows for a space designed for cultural events, meeting space and social gatherings. The application asks for the board to decide if the Community Center/ Club use fits within the

## READFIELD PLANNING BOARD

---

LUO definition for a community center/club and then whether it meets site review criteria. Rural Residential district when allowed by Planning Board decision. The applicant asked the board ~~is asked~~ to determine judge the completeness of the application and move the request on to a public hearing. The property is located at 26 Mill Stream Road in the Rural Residential District identified on the Assessors map 120, lot 013.

- No representatives of the applicant were in attendance at the meeting, so for application; no action taken.

### Public Hearing:

3. **1146 Main Street:** This application was reviewed open on 5/11/21, applicant did not show (attend) and so application was continued to public hearing 5/25/21. Applicant Submitted by Aaron Neily seeks to open a new Medical Marijuana Retail Dispensary under Readfield Marijuana Establishment Ordinance. The property is located at 1146 Main Street in the Village District identified on the Assessors map 120 lot 086
  - Application originally started at April 27, 2021 meeting. May 11, 2021; no show by applicant for public hearing, public comments still made. Application found complete.
  - Brief summary by applicant. Applicant is no longer seeking to cultivate marijuana at the site. Application is now limited to, no growing, just retail. Already has state license. The product will be coming from other sources.
  - Henry asked about security; applicant said motion lights will be installed along with a security system and a safe to lock up items every night. Another concern at public hearing was the location being in the center of town and near the library. This makes people in the community concerned.
  - Discussion on signage. No signs have been made yet by applicant. Will follow all guidelines.
  - Requested to have corrected/up to date lease submitted.
  - **Motion** made by Henry to close the public hearing at 8:04 pm, **second** by Bill B. **Vote** 7-0 in favor.
  - **Motion** made by Jack to approve the application with standard conditions; ensure security measures and odor control mechanisms are in place before opening per Town of Readfield Marijuana Ordinance and that there will be no cultivation activities at 1146 or 1150 Main Street without town approval, **second** by Bill G. **Vote** 7-0 in favor.

### Administrative Items:

- **Review/approve minutes of May 11, 2021**
  - Tabled until next scheduled meeting

Meeting adjourned at 8:18 pm.

Minutes submitted by Board Secretary, Kristin Parks

# READFIELD PLANNING BOARD

---

## Minutes of Tuesday, June 2, 2021 - UNAPPROVED

**Planning Board Members:** Paula Clark (Chair), Jack Comart (Vice Chair), William “Bill” Buck, William “Bill” Godfrey, Jan Gould, Don Witherill, Henry Clauson

**Others Attending:** Ron “Chip” Stephens (CEO), Kristin Parks (Board Secretary), Eric Dyer (Town Manager), Kristin Collins (Town Attorney), Clif Buuck, Jed Davis, Leah Hayes, Grace Keene, Gina Turcotte

Meeting called to order at 6:30 pm by Paula.

- 1) **26 Mill Stream Road - Safe Space Meeting House (SSMH):** The application proposes to create a community center/club location and was opened at the May 25, 2012 meeting, no testimony was taken and the application was continued. The application asks the board to consider if the proposed Community Center/ Club use fits within the Rural Residential District when allowed by Planning Board decision and to judge the completeness of the application. The property is located at 26 Mill Stream Road in the Rural Residential District identified on the Assessors map 120, lot 013.
  - Paula Clark: Tonight’s meeting is for the consideration of completeness for the Safe Space Meeting House located at 26 Mill Stream Road from a different applicant with a different proposal of the space.
  - Brief timeline review by Eric Dyer on the SSMH (*copy inserted for reference*)
  - Jed Davis, Attorney for SSMH, gave a brief intro and went over letter to the Town of Readfield on completeness of application (*copy inserted for reference*).
  - Jack: Proposal also has to meet site review, in addition to meeting the definition for a community center/club
  - Paula: The proposed activity must fit within the definition of community center/ club. This structure was first reviewed for an expansion of an existing non-conforming single family residence and was permitted as such. .
  - Leah Hayes, representing on behalf of applicant Alexandra Twarog: The proposal is for a LGBTQ Club/Community Center and it would be used a way that a club would use it. The Club is on hold and no activities have been planned due to COVID.
  - Planning Board would like more information about proposed events/activities.
  - Jack: Question on parking and how it was determined that the lot is able to hold 35 cars. Requested a diagram of parking area, showing parking spaces and lanes consistent with the ordinance. Other questions asked: Hours of operations and time, if seasonal or full year, any food service or food preparation since there is a commercial kitchen, if food prepared on site how will odor be controlled, will there be liquor service, how would proposed sound proofing be done so as to not disturb the neighbors, need for septic system/letter from soil engineer as to ability of the current system to meet the proposed needs, will the use of the building include using it as a pub, what outdoor activities are proposed and what are the proposed hours of operation, will there be renting to outside groups, what is the distance from other residences (info in the application doesn’t seem accurate), fire safety issues and access (information needed from Fire Chief), is anyone renting the house or intend to live in the house, (Jed Davis said no one is living there or



## READFIELD PLANNING BOARD

---

intends to live there), what exactly is the proposed lighting on the trail, the lease is not signed by anyone (we need a signed lease) who has the legal authority to enter into the lease (need proof of that).

- Review of letter from Clif, CEO at the time application first received. (*copy inserted for reference*). Information requests are still outstanding.
- Jed Davis (Applicant Attorney) would like a letter of all items of concern.
- Chip (CEO) and planning board members would like more detail and clarity before public hearing of events and activities and how the events will be planned and attendance.
- Kristin Collins (Town Attorney): look at the types of activity and frequency and if they fall under the ordinance as an approved use. Looking at completeness and if they have supplied all required submission items. Recommendation to go through list of submission requirements to determine completeness. Since this is under site review, it is not up to the CEO to approve application as complete but instead it is the Planning Board's role.
- Discussion about whether to find the application complete given the lack of information, or find it complete subject to conditioning it on the submission of additional information. The PB felt that the application is not ready for a public hearing given the lack of needed information.
- **Motion** made by Henry to find that the application has met the basic submission requirements of Article 6, Section 3(I)(2) and that the Planning Board will not schedule a public hearing until it has received the documents and information as outlined in this meeting, **second** by Bill Buck. **Vote** 6-1, opposed by Jan.

Meeting adjourned at 8:07 pm.

Minutes submitted by Board Secretary, Kristin Parks

## READFIELD PLANNING BOARD

---

### Minutes of Tuesday, July 27, 2021 - UNAPPROVED

**Planning Board Members:** Paula Clark (Chair), Jack Comart (Vice Chair), William “Bill” Buck, William “Bill” Godfrey, Jan Gould, Don Witherill, Henry Clauson

**Others Attending:** Ron “Chip” Stephens (CEO), Eric Dyer (Town Manager)

**Excused Absence:** Kristin Parks (Board Secretary)

- 1) **7 Colony Road – Nathan Baudo** Continuation of application for a new replacement single-family seasonal dwelling, in the Shoreland Protection zone on Maranacook Lake. This application was originally opened at the September 14, 2020 meeting. The application was continued to October 14 to answer further questions and enter proper maps and drawings. The application was left open as applicant did not participate at that meeting. Accessor Map 134-167 and 167.
- 2) **26 Mill Stream Road - Safe Space Meeting House (SSMH):** The application proposes to create a community center/club location and was opened at the May 25, 2021 meeting, no testimony was taken, and the application was continued to a June 2 special session where the application was considered and further continued to July 27<sup>th</sup> for further board questions to be discussed. The property is located at 26 Mill Stream Road in the Rural Residential District identified on the Assessors map 120, lot 013.

**No minutes taken, Kristin Parks, Board Secretary, excused absence.**

**Meeting recorded via ZOOM.**

Meeting adjourned

*Minutes submitted by Board Secretary, Kristin Parks*

# READFIELD PLANNING BOARD

---

## Minutes of Wednesday, August 25, 2021 - **UNAPPROVED**

**Planning Board Members:** Paula Clark (Chair), Jack Comart (Vice Chair) (Via ZOOM), William “Bill” Godfrey, Jan Gould, Don Witherill, Henry Clauson

**Excused Absence:** William “Bill” Buck

**Others Attending:** Ron “Chip” Stephens (CEO), Kristin Parks (Board Secretary), Eric Dyer (Town Manager), Multiple ZOOM Participants, Tom Wilson, Charles Weaver, Nate Baudo, M. Liss, Rexford Tychna, Jason Hall, Matt Nazar, N. Marston, Beth Wells, Phil Tedrick, Jerry Bley, Rala ?, Jamie Mangin, Bonnie Harris, Will Harris, Linda Tukey, James Tukey, Elliot Sandler, Sean Keegan, John Jonc, Leah Hayes, Jed Davis

Meeting called to order at 6:31 pm by Paula.

1. **Public Hearing - 7 Colony Road – Nathan Baudo** Continuation of the Public Hearing that was open on 10-14-2020, for a new replacement single-family seasonal dwelling, in the Shoreland Residential zone on Maranacook Lake. There will not be an additional Site Visit for this application. Assessor Map 134-167 and 167.
  - Applicant, Nate Baudo, reviewed the new revisions of the site plan and erosion plan that were submitted per request of the Planning Board.
  - Tom Wilson; Abutter, feels that everything looks good and is very supportive of the replacement of the old camp.
  - Charles Weaver; Abutter, spoke that the application has been in process for a long time and as the President of the Association in the area where they are located wanted to share that everyone is all in favor with moving ahead and are very supportive.
  - **Motion** made by Don to close the public hearing at 6:44 pm, **second** by Henry. **Vote 6-0** in favor.
  - Revised Site Plan looks good. Erosion Control Plan still has a few issues. Discussion amongst the Planning Board and Applicant over plans. Prior to issuance of building permit all measurements need to be in place and before Certificate of Occupancy permit is issued.
  - **Motion** made by Bill G to approve the application with standard conditions; subject to revised plans; and for the CEO and Contractor to work together to ensure that erosion control measures are in place prior to start of demolition and that stormwater measures be substantially in place prior to issuance of a certificate of occupancy. Owner is to ensure on-going maintenance of these features particularly after rainfall of greater than one inch. so run-off to lake and water arrogation doesn't happen. **Second** by Jan. **Vote 6-0** in favor.
2. **Public Hearing - 26 Mill Stream Road - Safe Space Meeting House (SSMH):** The application proposes to create a community center/club location and considered by the board at the May 25, 2021, June 2 and continued to July 27<sup>th</sup> for additional board questions to be discussed. A Site Visit will be held on August 24<sup>th</sup> at 5 PM at 26 Mill Stream. The property is located at 26 Mill Stream Road in the Rural Residential District identified on the Assessors map 120, lot 013.

## READFIELD PLANNING BOARD

---

- Review by Chair, Paula of past time line for the SSMH. A site visit was held on 08/24/2021. Change of use from Single Family Residential to Community Center Club in the Rural Residential District. Tonight's discussion is to see if the application meets the Town of Readfield's LUO standards/requirements and not based on a Community Center. Public comments will be accepted until Tuesday, September 7 by 5:00 pm.
- Public Hearing opened at 7:09 pm by Paula.
- Jed Davis, Lawyer for SSMH gave a review of the SSHM Mission Statement that is included in their application.
- Leah Hayes, Applicant for SSMH, spoke on why they wanted to have a community center. A central hub for all surrounding communities; where everyone can come together and meet surrounding neighbors.
- Eric Dyer, Town Manager, read a statement focused on the LUO and issues with that aspect and not on the vision of the community center. Also mentioned was the parking situation and issues with Route 17 and the fact that the road is a dirt road with no significant base and not built to sustain the proposed use.
- Will Harris, Abutter: Expressed his opposition due to the Rural Residential zone and that the rezoning was not approved. He expressed his concern on the different ways in the past that the center has been used/tried to be used but never been approved for these usages along with different permit attempts. There was a 2017 consent agreement signed by Mr. Bittar with the town that the building would only be used as a single family dwelling. He feels as an abutter he is entitled and protected as being in a RR zone. Concerns are an increase in traffic, noise and environment protection. He and his wife, urge for the board not to approve.
- Anne Liss, Abutter: Agrees 100% with Mr. Harris and with the Town Manager. Concerns she pointed out are noise, time frame of activities and events, vandalism, trespassing, parking issues, trash issues, property value, emergency response and impact, road and parking conditions, COVID protocols and regulation of land use. Spoke that the SSMH is listed as a non-profit and how other areas in the town are available to be used for meeting spaces.
- Rexford Tychan; Ratt Mill Hill Road: He has received an abundance of mailers and home appearances by Mr. Bittar and has asked for them to stop. Concerned on if intended use would actually be used for what they are saying it would be.
- Jason Hall, Ratt Mill Hill Road: Concerns on parking and that it doesn't look like there is enough room for 35 spaces along with handicapped accessibility. Safety and protections to live in a community like Readfield was the main reason they moved here in 2018 and wants to keep that security.
- Matt Nazar, Abutter: Has submitted comments via to August 14, 2021 and agrees with the Town Manager and other testimonies presented. Would like everyone to take a look at the Rural Resource Protection Shoreland as a community center is not an approved use. Concerns on parking, traffic, public safety and the condition of Mill Stream Road. Photos of the road have been submitted after usage in 2018. Concerns on no sound barrier as the hill to Old Kents Hill Road does not shield the noise from traveling. The building capacity per fire chief and parking needs to accommodate for larger events. Even with condition of approval they may ask for more changes down the road.

## READFIELD PLANNING BOARD

---

- Phil Tedrick, Touissett Point Road; He has been a resident for 25 years and feels that the property is a wonderful gift to the community. As he is aware of the issues and understands the concerns by those who have commented he encourages the board to have a second opportunity to review and approve the application.
- Jon Jonc, Non-Resident; Expressed his support of the music and events at the SSMH and feels like this is a gift to the community and likes the opportunity it brings of music and arts to the future kids and teenagers.
- Elliot Sander, Winthrop Road; He has been a resident for 40 years and was present at the site visit. Feels this is a wonderful opportunity if it can be done with restrictions or conditional to see if it works. Hoping there can be a happy medium found and can be used in the right way.
- Next steps: No deliberations done tonight; application to be brought up in a future meeting for discussion; September 7 by 5:00 pm is the deadline for written public comments to be received to the CEO.
- Jack Comart requested two items:
  - i. Documentation of what portion of the property is in the Resource Protection Zone
  - ii. Dimensions of the parking area and spaces.
- ~~CEO did receive comments/input that and parking parking along route 17 is an issue to be determined by the town.is okay along Route 17.~~
- ~~There is confusion over the distances between the bran/house and from abutting property lines and/or structures CEO has supplied 2 maps regarding distance of the property from areasbutters. of concern.~~
- Bill Godfrey would like the previous 2017 consent agreement reviewed by the Town of Readfield Attorney to make sure there are no violations.
- CEO mentioned that ~~part of the house is the main part of the property (barn and house) is~~ partly in the Resource Protection Zone.

Meeting adjourned at 8:12 pm by Paula.

*Minutes submitted by Board Secretary, Kristin Parks*