

READFIELD PLANNING BOARD

Minutes of Wednesday, August 25, 2021

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, an abutter, feels that everything looks good and is very supportive of the replacement of the old camp.
 - Charles Weaver, an abutter, stated 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 in favor of 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 erosion control measures 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 the start of demolition and that storm water measures be sustainably 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 1 inch. **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 on property is located at 26 Mill Stream Road in the Rural Residential District, identified on the Assessor’s Map 120, Lot 013.and the application was considered by the Board at the May 25, June 2, and July 27, 2021 meetings, and a site visit was held on August 24, 2021.
 - Review by Chair, Paula of past timeline for the SSMH application. A site visit was held on 08/24/2021. The application proposes a change of use from Single

READFIELD PLANNING BOARD

Family Residential to Community Center Club in the Rural Residential District. Public comments will be accepted until Tuesday, September 7 at 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 about why they wanted to have a community center: as a central hub for the community; where everyone can come together and meet surrounding neighbors.
- Eric Dyer, Town Manager, made a statement focused on the LUO requirements applicable to the application. and issues with that aspect and not on the vision of the community center. In part, he mentioned the parking situation and safety concerns with Route 17, and the fact that Mill Stream 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 fact that the proposed use is located in the Rural Residential zone and that a previous rezoning proposal for this property was not approved. He expressed his concern regarding different ways in the past that the 26 Mill Stream Road property has been used/proposed to be used but never approved for these usages, along with different permit attempts. A 2017 consent agreement between the property owner Mr. Bittar, and the town, provided that the building would only be used as a single family dwelling. He feels as an abutter he is entitled to the property protections afforded by Residential zoning designation. he has concerns related to an increase in traffic, noise, and environmental protection. He and his wife urge the board not to approve the application.
- Anne Liss, Abutter: Agrees 100% with the comments of Mr. Harris and 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. Stated that the SSMH is listed as a non-profit and that 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 about whether the actual use of the property would be what the applicant is saying it would be.
- Jason Hall, Ratt Mill Hill Road: Concerns about parking and that it doesn't look like there is enough room for 35 spaces along with handicapped accessibility. Safety and protections in a community like Readfield were the main reasons they moved here in 2018 and he wants to keep that security.
- Matt Nazar, Abutter: Has previously submitted comments and agrees with the Town Manager and other testimonies presented. Would like everyone to point out that a community center is not an approved use in the Resource Protection Zone, which extends to a portion of the 26 Mill Stream Road structure.. He has concerns regarding parking, traffic, public safety and the condition of Mill Stream Road. Photos of the road have been submitted after usage in 2018. Concerns expressed about the lack of sound barrier as the hill to Old Kents Hill Road does not shield the noise from traveling. he mentioned the building capacity per fire

READFIELD PLANNING BOARD

chief and parking needs to accommodate larger events. Even with conditions of approval the applicant may ask for more changes down the road.

- 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, feels like this is a gift to the community, and likes the opportunity it brings for music and arts to the future kids and teenagers.
- Elliot Sandler, 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 conditions to see if it works. Hoping there can be a happy medium found and the property can be used in the right way.
- Next steps: No deliberations to be conducted 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 parking along Route 17 is an issue to be determined by the town.
- There is confusion over the distances between the barn/house from abutting property lines and/or structures.
- 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 in the Resource Protection Zone.

Meeting adjourned at 8:12 pm by Paula.

Minutes submitted by Board Secretary, Kristin Parks

Meeting recorded via ZOOM and available