

Readfield Appeals Board Regular Meeting Minutes – September 21, 2023 – unapproved

Select Board Members Present: Will Gagne-Holmes, Holly Rahmlow, John Blouin, Les Priest, Al Prysunka

Excused Absent: Henry Whittemore

Others Attending: Steve Chamberlain, Larry Poulin

Minutes of August 17, 2023:

- **Motion** to approve the minutes as presented made by John, **seconded** by Will, **vote 3-0** in favor with Les and Al abstaining.

Annual Election of Chair, Vice Chair and Secretary:

- **Motion** to reelect Will as the Board Chair made by Holly, **seconded** by John, **vote 5-0**
- **Motion** to reelect Holly as the Board Secretary made by John, **seconded** by Will, **vote 5-0**
- **Motion** to table the election of Vice Chair until the full board is present made by John, **seconded** by Will, **vote 5-0**

Hearing:

Steve Chamberlain attended and presented a summary of his request for a variance. Steve is hoping to build a 32' x 40' garage on his property at 83 Poulin Drive (map 140 lot 013). Poulin drive runs through Steve's 4 acre property and due to an intermittent stream at the back of his property. Steve stated that this is a runoff stream and is not typically still wet this time of year. Steve is asking for a variance to put the garage 17' from the edge of Poulin drive to meet the wetland setback from the stream. Readfield ordinance requires structures be setback 50' from the edge of the road. Steve has already built a tiny home on the opposite side of the road. Larry Poulin also attended and spoke on behalf of Steve's character and history of constructing in the location. The board asked questions during Steve's summary to get a good grasp on the location and needs of the owner.

- **Motion** to close the evidence portion of the meeting made by Will, **seconded** by John, **vote 5-0** in favor

The board then deliberated the request where it was surmised that the appeals ordinance 7B1 – that a reasonable rate of return could be met for this property, and therefore the variance could not be granted.

- **Motion** to end deliberation and discussion made by John, **seconded** by Will, **vote 5-0**
- **Motion** to deny the variance request based on it not meeting standards made by John, **seconded** by Will, **vote 4-1** with Les opposed

Will informed the applicant and board that he will issue a written decision per the ordinance to the Steve, the board, the CEO, the Select Board and the Planning board. Will also informed the applicant that they have 45 days from tonight's meeting to appeal the board's decision.

- **Motion** to adjourn the meeting at 6:53PM made by Will, **seconded** by John, **vote 5-0** in favor

Adjournment

Minutes submitted by Anjelica Pittman