

Readfield Planning Board
Minutes of March 29, 2022
At the Readfield Town Office & via Zoom
8 Old Kents Hill Rd.
Readfield, ME 04355

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

Excused:

Others Attending: Ron “Chip” Stephens (CEO), Anjelica Pittman (Board Secretary)

Meeting called to order at 6:31 P.M. by Paula

Revisions and Additions to the Readfield Land Use Ordinance (LUO):

- **Article 6 Sec 3 – Site Review**
 - Reorganization and reformatting of the section. Addition of updated language for clarity and completeness.
 - New language added clarifying the land use must meet site review criteria and all other applicable provisions of the LUO
 - New language in Section 3(L) providing that in addition to the specific types of performance guarantees listed in the LUO, a developer may use others as determined by the Planning Board.
- **Article 6 Sec 3(H) – Revision to Approved Plans**

New language added to allow minor revisions involving certain lot lines on a previously approved subdivision plan to be considered by the Planning Board without a new application process.
- **Article 7 Sec 6 – Village District Revision of Space Standards and Dimensional Requirements**

New language in footnote 13 provides opportunity for 5ft setback reduction exception in the Village District for accessory structures, does not apply to structures used as dwelling units.
- **Article 8 Sec 6 – Sanitary and Water Quality Standards**

The board added a new provision that requires an inspection to be done on subsurface wastewater disposal systems for properties in the Shoreland District, during the time of transfer of ownership (consistent with Maine law at 38 M.R.S. § 4216)
- **Article 11 Sec 2 – Definitions**

Addition of reference for the definition of “dwelling unit” to “tiny homes” as defined in Maine law at 29-A M.R.S. § 101(80-C).
- **Rezoning**

Map 106 Lot 102 from “Academic to Rural Residential”
Changed to rural residential, no abutters were upset or bothered by changes made.

Old Business:

- **Approval of Minutes 03/08/2022**

Carried over to next scheduled meeting so everyone has time to review.

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New Business:

Time frame to get LUO revisions into the Select Board is April 11th, 2022 for inclusion in Warrant Articles. Changes can be made throughout the next week. Substantive changes will be in a bulleted list to show changes to clean up the many changes made, couldn't reflect organizational changes because it was difficult to put in legislative format, however it will be complete for next week, Sunday or Monday. Current package sent to Kristin Collins for review, awaiting response.

- **Motion** to forward package to the Select Board subject to final legal review, **seconded** by Bill, **Vote 7-0** in favor, suggested changes can be made next week.

Meeting Adjourned at 7:06 P.M. by Paula, Seconded by Don, Vote 7-0 in favor