

Readfield Planning Board

Meeting Minutes of February 13, 2023

Planning Board Members Present: Paula Clark, Jan Gould, Jack Comart, Don Witherill, Bill Buck, Noel Madore

Excused: Henry Clauson, George O'Connor

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

Meeting called to order by Paula at 6:30PM

Public Meeting:

Discussion on Land Use Ordinances

The board discussed that there would not be any radical changes to the LUO, but there are areas where they could bring some clarity to certain provisions to the LUO. A couple of ordinances put emphasis on the review but will not add anything new.

On page 8 and 9 of the Land Use Ordinance (LUO) the board discussed adding language about permitted actions needing to be recorded at the Registry. They will also be reorganizing Section 4 A-H for clarity.

Chip suggested use of DEP schematic concerning applications of greatest practical extent standard. Paula asked Chip to get the schematic and the board will revisit once they have it to review.

On page 8 under section 4A the first paragraph should be made applicable to all structures.

Also noted, on page 9, to correct instances of '4.F' to '4.H' in sections C2 and D1.

On page 9, section E1 and E2 should be moved to section 4A on page 8.

The NOTE on page 10, just before section F should also be inclusive of all structures and not limited to waterbody properties.

The board decided that greatest practical extent should apply also in non- Shoreland areas as well in section 4D.

Section 4F wording could be altered to make Vegetation Removal and Replacement applicable to all zones/structures, however the board also discussed removing 4F but keeping subparagraph 2, removing the words 'water' and 'wetland' to make applicable to all areas and adding it to another section. If the board chooses to combine Relocation, Reconstruction, and Replacement, subparagraph 2 from 4F could go there.

New state legislation regarding heights and building in flood plains also needs to be added in the LUO.

Insert that the applicant can make the choice of submitting application documentation paper copies or electronic on Page 17 of the current LUO Section 3.B.1.b.

Prepared by Anjelica Pittman, Board Secretary (approved)

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Under Article 8 Section 16. B. 2. Incorporate the requirement that nonagricultural storage activities be screened from view to minimize the visual impact in the rural zone. If screening is not practical under the circumstances, it requires Planning Board approval.

In Section 19.E, include only one dock/pier allowed per lot, or one dock/pier per 200’.

Jack had a couple of ideas to present as additional items in the LUO revision. First being a deterrent for on street parking, such as limited allowable hours (i.e. midnight to 6am). The board discussed this and ultimately decided that they would need to discuss with the Road Commissioner as this type of ordinance would need SB approval.

Per the above discussion, it was discussed that there will need to be additions made to the Readfield LUO to be consistent with Accessory Dwelling Unit state legislation.

The second piece Jack presented was a possible need to require applicants who obtain a permit from the CEO to send out notification to abutters, copy of the decision including appeal rights and ability to review the property file, as currently that is done only when applicants come before the board.

The board is considering limiting this addition to home occupation permits and community living arrangements as well as table of uses items.

Paula will get in touch with Eric Dyer regarding scheduling the Hearing, but currently considering March 14, 2023. The board will clean up the draft a bit more in preparation.

Meeting Minutes:

Planning Board meeting minutes of **January 10, 2023**

Minutes were tabled until February 28th so that Paula can make some additions to the Comp Plan portion.

Other Business:

Next meeting scheduled for February 28th, 2023 for potentially three applications, Chip will update closer to the meeting date.

Meeting adjourned by Paula at 8:10 PM