

Readfield Planning Board

Meeting Minutes of February 28, 2023 - Approved

Planning Board Members Present: Paula Clark (Chair), Jack Comart, Henry Clauson, Jan Gould, Don Witherill, George O'Connor

Excused:

Others Attending: Chip Stephens (CEO), Anjelica Pittman (Board Secretary), Dan and Connie Roy, Constance and Duane Fortini, Grace (Zoom), Vicky (Zoom)

Meeting called to order by Paula at 6:30PM

Public Hearing:

86 Torsey Shores Road

Dan and Connie Roy consulted with King's Arrow Company to find possible alternative locations on the property to place their shed. Dan stated that King's Arrow Company determined the current spot the shed is located in meets Land Use Ordinance requirements to the "greatest practical extent". A small move closer to the current walkway would put the shed 87' from the water rather than 79' (was previously reported to be 75').

Dan reported that Kings Arrow Company did consider the options the Planning Board had mentioned at the previous meeting; however those options were not viable for various reasons such as needing to excavate which could potentially interrupt the French drain system the Roys have.

It was determined by the Board that issues with the application include: expansion of the accessory structure, placement of the accessory structure closer to the water than the principal structure, and nonconformance with the required setback from the normal high water line. The application addressed the three alternate locations that the Planning Board had suggested be evaluated, and one that proposed moving the structure to 87 feet from the normal high water line.

Dan and the board agreed that it may be best to table the application until a site visit can be accomplished; everyone agreed end of March to early April would be a good time to complete a site visit.

Jack **motioned** to continue the Hearing and schedule a site visit, Henry **seconded**, **vote 7-0** in favor.

Public Meeting:

88 Nobis Point Road

Constance and Duane Fortini applied to build a 28' x 28', 5-foot-high foundation under their currently non-conforming house. The Fortinis did look into moving the house further away from the lake; however, that would infringe on the new septic holding tank. The Fortinis do not live on this property full time, but it might be used occasionally in the future in the off-season months. The home does have a woodstove, a heat pump was recently installed; water is pumped from the lake, and there is no drilled well.

Prepared by Anjelica Pittman, Board Secretary (approved 07/11/2023)

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The board shared its view that the situation may fit the definition of a “seasonal conversion” due to development activity which would require a change of use approval by the board. The board directed Chip to assist the Fortinis in modifying their application to include the information needed for a seasonal conversion including storm water and erosion control plans.

Planning Board Communication:

Chip did express some trepidation about requiring seasonal conversion approvals based on septic system updates and replacements, which are now required by State law. Chip is concerned that forcing seasonal homes into conversion status could create more development and impacts on water quality. The board responded that the new septic system was only one aspect of the improvements and development at this property that prompted the seasonal conversion application request.

Other Business:

Discussion on Land Use Ordinance Changes:

The biggest proposed change to the LUO is reorganization and language changes related to the non-conforming structure section (Article 3 Section 4) for clarity and ease of use. Jack decided not to pursue the issue of parking and notices to abutters when the CEO makes a decision.

Chip liked the idea of providing and thought it could be helpful, if the board could find a way to make it work. The board agreed to revisit the next time around.

The anticipated schedule for the hearing is March 14, which gives time to get the notice into the Kennebec Journal and the draft LUO to the Select Board no later than April 10.

Chip requested the application fees be increased due to the higher prices of publishing in the Kennebec Journal versus the Advertiser. The board said fee increases may need Select Board approval.

Don mentioned he will be traveling March 14 and may not make the meeting in time. Jan may be late, and everyone else is planning to attend.

Meeting Minutes:

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

- Some corrections made along with Jack’s original edits, Paula has some more to add to the Comprehensive Plan portion, minutes were tabled until the next meeting.

Planning Board meeting minutes of **February 13, 2023**

- Jack **motioned** to approve the minutes as amended, **Don** seconded, **5-0 vote** with Henry abstaining as he was absent for that meeting.

Meeting adjourned by Paula at 8:45 PM

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