

# Readfield Planning Board

## Meeting Minutes of March 28, 2023 - Approved

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

**Excused:** Henry Clauson, Noel Madore

**Others Attending:** Chip Stephens (CEO), Anjelica Pittman (Board Secretary), Constance & Duane Fortini, Woody & Janet Tarbuck, Grace Keene, Carol Doorenbos

### Meeting called to order by Paula at 6:35 PM

#### **Public Hearing:**

**Discussion on Land Use Ordinance Changes** – Board members all in agreement with proposed LUO changes.

Public Comment - Carol Doorenbos was concerned about the addition of a screening requirement for storage facilities. She is apprehensive that over regulation will discourage new and existing business in town. She stated that one business already approved for construction of a self-storage facility had dropped their plans due to the screening requirement. The board explained that most types of commercial buildings already require screening, and that some cases may qualify for a waiver. The CEO also pointed out that the business that Carol referred to has actually completed construction of the project and is contemplating another such project in Readfield.

**Motion** made by Don to accept the changes in the LUO for future consideration by the Select Board, **seconded** by Bill, **vote 5-0** in favor.

#### **Public Meeting:**

**88 Nobis Point Road** – The Fortinis attended and summarized their application. Since the last meeting they updated the storm water management and erosion control plans. They have also submitted an application for a seasonal conversion,

**Motion** by Don to find the application complete, schedule a site visit and schedule a Public Hearing. George **seconded**, **vote 5-0** in favor.

Chip will coordinate a date and time for the site visit, possibly April 11 at 5pm if everyone is available.

**Menatoma Camp Road Association** – Woody and Janet Tarbuck presented their application to construct a new foundation under a historic private association community building; known by association members as the boys' camp craft house. The building is in need of rehabilitation due to age and wear from Lovejoy Pond. The association will continue to use the building for crafts,

Prepared by Anjelica Pittman, Board Secretary (unapproved)

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recreation activities and storage; there is no other planned change in structure or use aside from the addition of a foundation.

The Board asked whether the applicant had submitted a site plan, completed application questions addressing non-conforming structures and addressed the “greatest practical extent” requirement. The Board also wanted to see the Army Corps of Engineers certificate. Because that information had not been provided the Board postponed further action on the application.

Chip will assist with the remaining portions of the application, the Tarbucks will return for an application completeness determination and to schedule a Public Hearing and site visit at the next opportunity. The applicant stated that there are no pending time issues.

**Discussion on Comprehensive Plan with Respect to Land Use Issues** – The Comp Plan update is moving forward, there will be an additional chapter added to the town website tomorrow after a Comp Plan meeting, and is scheduled to be reviewed by the Select Board April 10<sup>th</sup> 2023.

**Consider approval of minutes from 01/10/2023 & 02/28/2023** – Minutes tabled as Paula is having some computer issues currently.

## **Other Business:**

The board plans to discuss Brett Roberts’ new boat storage facility for screening and architectural features on Route 41 at the next scheduled meeting.

**Meeting adjourned by Paula at 8:00 PM**