

Readfield Planning Board

Meeting Minutes of April 25, 2023 - Approved

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

Excused: Don Witherill, George O'Connor

Others Attending: Chip Stephens (CEO), Anjelica Pittman (Board Secretary), Constance Fortini, Woody & Janet Tarbuck, Todd (via zoom), Margo Stern

Meeting called to order by Paula at 6:30 PM

Public Hearing:

88 Nobis Point Road – Constance Fortini attended and gave an overview of their application and the changes that have come about along the way. The Fortinis would like to build a foundation under their home as well as seek approval for a seasonal conversion on the advice of the Planning Board. A site visit was conducted by the board, during which it was determined the house could not be moved forward or back due to the septic system in the rear and the well rooted trees in the front. Water off the roof does go into the lake as it sits now; the Planning Board recommended that a storm water management plan be put in place as required by the LUO. Bill Monagle of Cobbossee Watershed also inspected the property and agreed that the structure should not be moved, however, erosion control measures should be in place such as silt fencing, mulch, and hay bales.

Jack **motioned** to close the hearing, Bill **seconded**, **vote 5-0** in favor.

Jack **motioned** to approve the application as amended to build a foundation less than 6 feet high, and seasonal conversion, conditional on standard conditions of approval and submittal of a storm water management plan to the Code Enforcement Officer 10 days before construction. Bill **seconded**, **5-0 vote** in favor.

Public Meeting:

Menatoma Camp Road Association – Woody and Jan Tarbuck attended the meeting to propose construction of a U shaped foundation (probably more than 6 feet, depending on the engineers suggestion) to salvage the old boy's camp craft house building. The building is over 100 years old and is not structurally sound. Thayer engineering will be the consultant, and Horne Construction the contractor, for the project. The Department of Environmental Protection and Army Corps of Engineers have both approved the plan. Foresters have also been out to look at the large legacy pine trees on the property and determined that the trees should be left as they are to avoid damage to roots and subsequently the trees themselves, since they serve to stabilize and limit and movement of the structure. Chip also stated that he would not advise removal of any of the trees as they are within 100 feet of the shore. The board discussed the need for a flood hazard

Prepared by Anjelica Pittman, Board Secretary (approved 7/11/2023)

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plan, the Site Plan (done by Thayer), a storm water plan, and a letter from the Forester about the legacy pines on the property.

Jack **motioned** to find the application complete conditional on submission of the flood hazard plan, site plan, storm water plan and letter from the forester to Chip. Once those items are received, a site visit will be scheduled, abutters will be notified and a Public Hearing will be scheduled, **seconded** by Bill, **vote 5-0** in favor.

Consider approval of minutes from 01/10/2023 & 03/28/2023

1/10/2023 – Jack **motioned** to approve as amended, **seconded** by Bill, **vote 6-0** in favor

3/28/2023 – Jan motioned to approve as amended, Bill **seconded**, **vote 4-0** in favor with Henry and Noel abstaining as they were excused from that meeting.

Other Business:

Paula gave the board an update on the LUO revisions. Proposed ordinance changes are complete, awaiting addition of the previously discussed DEP diagram. The package will be sent to Eric Dyer for inclusion as a warrant article on the June 13, 2023 Town Meeting ballot.

Paula gave a status report on the Comprehensive Plan update. She, and others, have been working on the Land Use chapters including further discussion of the modified impact fee idea from Don that would provide additional money to provide incentives for certain types of development in certain locations. The concept has been included in the Plan without details, which could be explored in the future. Paula encouraged everyone to take a look at the Plan especially the portions which are more specific to the Planning Board. Next week the Final draft should be available on the website.

The board and Chip discussed the boat storage facility on Route 41, specifically some of the conditions not yet completed, such as vegetation planting and the cupola. The certificate of use/occupancy was issued before all conditions were met because the applicant needed to utilize the building for the winter. Chip has been in contact with the applicant and was assured that those conditions will be met and the project is still being monitored. The trees required were difficult to find due to the time of the year and Covid, and there was some confusion about how a cupola would affect the allowed height of the building. The applicant is willing to do whatever the board would like done. The board will review the original application and proceed from there.

Meeting adjourned by Paula at 8:06 PM