

# Readfield Planning Board

## Meeting Minutes of May 9, 2023 - Approved

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

**Excused:** Jan Gould, Henry Clauson, Noel Madore

**Others Attending:** Chip Stephens (CEO), Anjelica Pittman (Board Secretary), Dan & Connie Roy

### **Meeting called to order by Paula at 6:38 PM**

#### **Public Hearing:**

**86 Torsey Shores Road:** Dan and Connie Roy returned for a continuation of the public hearing on their application for an after-the-fact approval of a site review permit for an accessory structure (shed) located in the Shoreland Residential zone. The Roys hired a consultant to put together the application as well as come up with possible alternative locations for the shed, considering conformance to the setback requirements to the greatest practical extent. The board also did a site visit with most of the Board members in attendance.

**Public Comment:** None

**Motion** to close the Public Hearing made by Bill, **seconded** by Don, **vote 4-0** in favor

The board reviewed and discussed the location options with the Roys. Due to the structure being within the 100 ft. setback, the height of the building at 10 ft. is more than the 8 ft. allowed in the LUO.

The consensus of the PB is that the proposed alternative location (at 87 feet from the high water mark) for the accessory structure meets the Greatest Practical Extent requirement. However, the PB is unable to approve the application because the height of the structure exceeds the height limitation of 8 feet. See Article 3, Section 4 (H). Only the Board of Appeals has the authority, through the Variance process, to modify dimensional requirements. See Article 7, Section 6, Note #5.

The PB discussed the options going forward with the Roys; the Roys indicated that they would likely choose to apply to the Board of Appeals for a variance of the height limit.

**Motion** to table the pending application so the Roys can decide whether they wish to revise their pending application to address the height limitation or pursue a variance for the height of the structure, George **seconded**, **5-0 vote** in favor.

#### **Public Meeting:**

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**Menatoma Camp Road Association:** Meeting postponed, awaiting additional paperwork

**Consider approval of minutes from 02/28/2023 & 04/25/2023**

Minutes tabled until the next meeting so all board members have a chance to review them.

## **Other Business:**

The board discussed the meeting schedule for the next Planning Board Meeting, Jack and Don will be unable to attend and Jan will be unable to participate in the Menatoma application. Paula informed everyone that the LUO Revisions the board completed have been submitted and are in the warrant article for the June 13, 2023 Town Meeting. There is a Comprehensive Plan Public Meeting for the Final draft is next Wednesday at 6PM; the Comp Plan will also be a warrant article for the June Town Meeting.

**Meeting adjourned by Paula at 7:21 PM**