

Readfield Planning Board

Meeting Minutes of July 11, 2023 - Approved

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

Excused: Henry Clauson, Bill Buck

Others Attending: Chip Stephens (CEO), Anjelica Pittman (Board Secretary), Janet & Woody Tarbuck, Brandon Fike

Meeting called to order by Paula at 6:30 PM

Public Meeting:

Menatoma Camp Road Association:

Jan and Woody Tarbuck appeared at the April 25th meeting with their application to verify completeness. The application was determined to be complete contingent on the receipt of the flood hazard plan, site plan, storm water management plan, and a letter from the Forester regarding the legacy pines on the property. All but the storm water plan and a letter from the forester were presented at this meeting. Instead, there was a drawing of the stormwater measures to be employed and in place of the letter from the forester was a submittal from Mr. Tarbuck regarding the situation with the trees.

Motion made by Don to schedule the site visit, schedule the Public Hearing and notify abutters, **seconded** by Jack and George, **vote in favor** 4-0.

The site visit will take place Tuesday July 25th at 5:30PM before the 6:30PM Public Hearing and Planning Board meeting. The storm water management plan will be reviewed at that meeting as well.

Consider approval of minutes from Feb 28, 2023, April 25, 2023 & May 9, 2023:

Feb 28 & May 9: Motion made by Jack to approve the minutes as amended, **seconded** by Don, **vote 4-0** in favor.

April 25: Motion made by Jack to approve the minutes as amended, **seconded** by Don, **vote 4-0** in favor.

Other Business:

Some activity with applications for the Emporium reopening and an inquiry regarding the community center are on hold due to the passing of Bob Bittar.

Readfield Planning Board

Dan and Connie Roy filed a request for a variance with the Board of Appeals since the Planning Board found that it could not approve their application for a replacement shed due to its height being outside the allowable LUO limits.

Brett Roberts' storage building on Route 41 compliance issues were discussed with a letter sent in to the Board from Brett. The board and Chip discussed the need for Brett to apply for a change of use or modification due to engaging in the business of renting boats which was not originally listed in his application to the Planning Board. Chip will follow up with Brett about the discussion.

The Syncarpha Solar Project progress was discussed. Chip has had a very difficult time communicating with them; he has sent emails, called and left messages telling them not to begin their project until they have complied with the requests made by the Planning Board. Syncarpha is aware that they will need a Certificate of Use from Chip before they begin. The fencing has been outsourced through Syncarpha and some progress has been made there. The Board urged Chip to contact the town attorney and have her communicate with the Town Manager. If Syncarpha continues to be unreachable, it may be necessary to withhold the Certificate of Use.

Chip brought up the issue of decommissioning old solar farms that produce less than 10% of their authorized production level. Chip requested that the wording be changed in the LUO. Paula does not see it as an urgent issue but agrees the language is problematic and would be wise to correct it with the next set of LUO changes for next year's June Town Meeting.

Chip also brought up the new housing statute issues that are coming up and will also require modification of the LUO. The board discussed possibly needing professional help when the time comes to revise the LUO for that issue. Luckily, there are a lot of larger towns already going through the process that will hopefully have some helpful information as they revise their own LUOs to include the new legislation. Paula will reach out to Matt Nazar and see how Augusta is incorporating the new legislation.

Due to this meeting being the first of the Fiscal Year, Chair and Vice Chair need to be elected.

Motion to elect Paula as the Chair and Jack as Vice Chair made by George, **seconded** by Don, **vote 4-0** in favor

Next meeting is scheduled for July 25, 2023 with a Public Hearing for Menatoma. No new applications indicated yet for the next Planning Board meeting.

Meeting adjourned by Paula at 7:42 PM