

Readfield Planning Board

Meeting Minutes of July 25, 2023 - Approved

Planning Board Members Present: Paula Clark (Chair), Jack Comart, Don Witherill, George O'Connor, Brandon Fike, John Mitchell, Henry Clauson, Peter Bickerman, Bill Buck

Excused:

Others Attending: Chip Stephens (CEO), Anjelica Pittman (Board Secretary), Woody Tarbuck, Julia Clukey, Michael Atkinson (Syncarpha)

Meeting called to order by Paula at 6:30 PM

Introductions made by new Planning Board members. Welcome Peter Bickerman, Brandon Fike, and John Mitchell.

Public Hearing:

Menatoma Camp Road Association: Application submitted by Richard Tarbuck, as representative for the Menatoma Camp Road Association, to construct a new foundation under a historic private association community building. The building has been undermined by erosion from Lovejoy Pond and is proposed to be rescued and rehabilitated. Permit applications have been submitted to DEP (PBR) and the Army Corps of Engineers. Those applications have been approved.

The Public Hearing was opened and Woody gave a summary of the application. He stated the craft house within the Menatoma Association's property never had a proper foundation and techniques used since to keep the building in place have been unsuccessful. The association would like to jack the building up and pour a concrete U-shaped foundation under it, install rip rap, and take other measures to prevent the building from sliding into the pond.

The building is non-conforming and, according to Woody, cannot be moved further away from the shoreline due to the location of the road and required set-backs from it, as well as the location of legacy pines that, if taken down, would cause significant erosion issues. The building's use will not change; it will remain a craft house. The height will not increase as a result of the new foundation.

The application was found to be complete at an April 25, 2023 Planning Board meeting, with contingencies, a follow up meeting July 11, 2023 satisfied those contingencies. A site visit and property abutter notifications were completed.

The association has a handyman who will maintain the stormwater management and erosion control plans in addition to his other duties. A contractor with experience with DEP requirements will be hired to complete the project.

- **Motion** to close the Public Hearing made by Henry, **seconded** by Don, **vote 7-0** in favor.
- **Motion** made by Jack and **seconded** by George to approve the application, as amended, subject to standard conditions and based upon the finding that the Greatest Practical Extent requirement has been met due to the location of the road and the existence of the legacy pine trees, making any relocation further from the water not practical **vote 7-0** in favor.

Consider approval of minutes from July 11, 2023: Tabled until the next meeting.

Other Business:

Prepared by Anjelica Pittman, Board Secretary (approved 8/22/2023)

Readfield Planning Board

Syncarpha: Chip informed the Board that the project manager for Syncarpha had left their position which was the reason he hadn't been getting any responses to his attempted communications. There are some conditions that have not been met with that project but now that there is a line of communication, those things can begin to get cleaned up and sorted out. Michael Atkinson of Syncarpha attended via Zoom and explained that they were aware of the project manager leaving his job; however the emails being sent to the project manager were not reaching Syncarpha. Michael was unaware that there were issues with the state of the site and they will be corrected. Michael also said there is still time for Readfield residents to sign up for solar energy from that site.

Future Meeting: Don will not be at the next meeting. Paula will send out required training information to the new Planning Board members.

Meeting adjourned by Paula at 7:18 PM