

# Readfield Planning Board

## Meeting Minutes of September 12, 2023 - Approved

**Planning Board Members Present:** Paula Clark (Chair), Jack Comart, Don Witherill, Brandon Fike, Peter Bickerman,

**Excused:** Bill Buck, George O'Connor, John Mitchell, Henry Clauson

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

### **Meeting called to order by Paula at 6:32 PM**

#### **Brett Roberts Boat Storage:**

Proposal to add a seasonal use of "Retail Rental" of watercraft and outdoor display of a canoe and kayak rack at the current approved storage location at 19 Winthrop Road. No additional construction or expansion is proposed.

Brett discussed that he would like to add a canoe and kayak rack at the front of his current boat and RV storage facility and to rent out canoes and kayaks to the public. The rack is approximately 30-40 feet off the right of way, left of his storage building garage door.

The board discussed that under the LUO Article 6 Section 3H "site review" that this would qualify as a change or expansion of similar use equating to a minor modification.

Don **motioned** to approve the application as amended with a canoe and kayak rack for rentals as a minor modification, Peter **seconded**, vote **5-0** in favor.

#### **86 Torsey Shores Road:**

Follow up on the pending of application by Daniel Roy, as property owner, for an after the fact approval of a replacement shed in the Shoreland zone. The applicant was denied a variance request to the Appeals Board concerning location of the new structure, and the Planning Board now needs to rule on the Planning Board application. The original shed was removed and a new, larger replacement storage shed structure was rebuilt in the Shoreland zone without a permit or Planning Board consideration as required by Readfield LUO. The property is located at 86 Torsey Shores Road.

After meeting with a local excavation professional, the Roys would like to build an alternate access point to their house and move the shed to the location preliminarily identified by the Board as compliant with the "greatest practical extent" (GPE) requirement of the LUO. This plan would require them to replace/rebuild their existing deck and walkway. The board determined that the deck replacement would require approval by the CEO through a separate application.

If approved by the Board the shed would still require a building permit. To bring the new shed to code, the Roys will need to level the ground and cut into the slope in the GPE location, as well as alter the roof line of the shed to bring the height down from 12 feet to the allowable 8 feet. The location of the shed will be 87 feet from the high water line (HWL), to match the distance of the primary structure to the HWL, and 8 feet from the west property sideline.

Jack **motioned** to approve the shed application as amended to include:

Prepared by Anjelica Pittman, Board Secretary (approved 10/10/2023)

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- Structure must comply with Article 3 Section 4H of the LUO and meet the definition of a structure
- Height of the shed must be within the 8 feet allowed
- The shed not be closer to the HWL than the principal structure at 87 feet
- The shed not be closer than 8 feet to the west sideline
- The shed meets the standard conditions of approval
- The shed would require a Certificate of Use following CEO site inspection
- The existing shed must be moved by July 1, 2024

Motion **seconded** by Don, **vote 5-0** in favor.

## **Consider approval of minutes from August 22, 2023:**

**Motion** to approve as amended made by Don, **seconded** by Peter, **vote 5-0** in favor.

## **Other Business:**

Two new applications for coming meetings: one for Norwich – a new solar project; and one for a Commercial Industrial District project which would require Town Meeting voter approval. The two applications will likely be scheduled for two separate meetings as they are both larger applications.

New Planning Board member training is available via Zoom, in person, or in a previously recorded version available at the Town Office.

**Future Meeting:** The next Planning Board meeting is currently scheduled for September 26, 2023.

**Meeting adjourned by Paula at 7:50 PM**