

# Readfield Planning Board

## Meeting Minutes of October 10, 2023 - Approved

**Planning Board Members Present:** Paula Clark (chair), Peter Bickerman, John Mitchell, Bill Buck, George O'Connor, Don Witherill

**Excused:** Jack Comart (Vice Chair), Brandon Fike, Henry Clauson

**Others Attending:** Chip Stephens (CEO), Anjelica Pittman (Board Secretary), Erin Weymouth, Jenna Hinckley, Lisa Clarcq

### **Meeting called to order by Paula at 6:34 PM**

#### **Public Meeting:**

**Big White Barn:** Application by Lisa Clarcq (owner) to add a new use of “hairdressing services” located at 169 South Road. Current approved uses are Medical micro practice (2 doctors), 2<sup>nd</sup> floor Yoga Studio with retail, and 2 apartments. Apartments are located as: one 2<sup>nd</sup> /3<sup>rd</sup> floor apartment and basement apartment. The structure is 3 stories with an active, basement unit, located in the Rural District at Assessor Tax Map 134-063.

Lisa and Erin gave an overview of function of the Big White Barn, LLC (BWB) which is currently being used as a wellness center where they rent out offices to business owners for things like yoga, counseling services as well as a couple of apartments. One office recently became vacant and Erin would like to rent it to provide counseling as well as holistic/spiritual hair services to one to two clients per day. The applicants are also applying for a permit to put in a sink for those services in that office.

The board discussed the history of the building including permits and rezoning done years ago. Chip was unable to locate some supporting documentation (i.e. Notice of Decision) from 2011 when the property was rezoned with voter approval at Town Meeting. Documents that were found were from the approval to sell a limited amount of merchandise in 2017. The board would like to see those documents to conclude everything currently there has been approved.

Ultimately the board decided this application met the standards of a similar change of use (revision), as long as previous approvals can show that the medical and yoga practices were covered.

- **Motion** made by Don to approve the application for proposed activity finding that it keeps in line with previous approved activities, **seconded** by George, **vote 6-0** in favor.

#### **Minutes of September 12 & 26, 2023:**

- **Motion** to approve the minutes September 12, 2023 as amended made by Peter, **seconded** by Don, **vote 6-0** in favor.
- **Motion** to approve the minutes September 26, 2023 as amended made by Don, **seconded** by Bill, **vote 6-0** in favor.

#### **Other Business:**

Main Street Solar – Paula spoke with the town attorney Kristen Collins and Kristin confirmed that the CID zoning ordinance does apply. Paula then spoke to Eric Dyer regarding a Special Town Meeting and he suggested possibly January or February. Maine Street Solar will need to apply first for CID rezoning. Chip and Paula will meet with the applicants to go over the application process and standards. The board agreed that it might be appropriate to discuss revisions to the LUO Article 9 to coordinate with the Solar Ordinance.

Prepared by Anjelica Pittman, Board Secretary (approved 11/14/2023)

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Don and John updated the board that they are working together for liaison coverage of Fairgrounds Working Group.

The next Planning Board meeting on October 24<sup>th</sup> currently has one application from John Cushing to add more storage units to his current property, which will trigger the need for a CID application. John is already aware. Chip will add the application to the agenda once it is received.

**Meeting adjourned by Paula at 7:38 PM**