

Readfield Planning Board

Meeting Minutes of December 13, 2022

Planning Board Members Present: Jack Comart, Don Witherill, Jan Gould, Noel Madore, George O'Connor

Excused: Paula Clark, Henry Clauson, Bill Buck

Others Attending: Chip Stephens (CEO), Anjelica Pittman (Board Secretary), Elliot Thayer, Michael Fiori, Dan & Connie Roy, Grace

Meeting called to order by Jack at 6:30PM

Public Meeting:

Tallwood Subdivision: Elliot Thayer attended to discuss an application that proposes to transfer a small piece of a subdivision lot to an abutting property owner. The Tallwood Subdivision lot from which the piece is to be conveyed is located on the Winthrop end of the subdivision. The subdivision plan requires approval by both Readfield and Winthrop Planning Boards. The property to be conveyed is located at Lot 9, Tallwood properties, Tallwood Road & Tallwood Estates Drive, Maranacook Lake, Winthrop and Readfield Maine.

Elliot Thayer explained that the conveyance from Lot 9 will affect the lower portion of the lot, 9b, which will be conveyed to the abutting property owners Christopher and Ann Seitter. The .057 acres of the Readfield portion of Lot 9a will remain unaffected as it is at the north end of Lot 9.

As there is no change to the portion of Lot 9 located in Readfield and Winthrop Planning Board has already approved the conveyance of Lot 9b to the Seitters, and the revision to Lot 9 is a minor modification of the plan, conveying a piece of property that may not be developed or cleared, therefore, Don made a motion to approve the Tallwood Subdivision revision of Lot 9 (a&b) as depicted in the plan presented by Elliot Thayer. George seconds, 4-0 vote in favor with Jan abstaining from the vote. Elliot will leave two copies of the revised plan with Chip for Readfield Planning Board members to sign. Chip also asked the Board members to please stop in and sign the Quiet Harbor Subdivision paperwork at that time.

86 Torsey Shores Road: Daniel and Connie Roy are applying for an after the fact approval permit for a new storage shed structure to reconstruct and relocate a previously non-conforming shed, that was grandfathered. The property is located at 86 Torsey Shores Road, Map 106 Lot 089 in the Shoreland District.

Daniel summarized for the board that he had already replaced the previously grandfathered non-conforming 6ft x 8ft X 8 foot high shed on his property with a slightly larger, new 8ft x 10ft X 10 foot high shed. The new shed was placed on the gravel pad that the Roys used for parking before they renovated their driveway. Prior to this meeting, Chip advised the Roys against

Prepared by Anjelica Pittman, Board Secretary (approved)

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expanding or moving the current structure and to get a permit if they were going to be building or relocating a new shed.

Board members raised a number of concerns with the replacement shed, both as to its increased size and its location: citing, Article 3, Section 4 (A)(2) and subsections D & E. .

Don mentioned that accessory structure expansion is prohibited due to the size increase. George mentioned that it is clearly non-conforming and should have been replaced by a structure of the same size, Noel agreed with other board members.

Jan asked if Dan had spoken with Chip prior to replacing the existing shed, which he said he had a couple of weeks prior. Jan asked if Chip had said not to do it and Dan said yes. Jan wanted to understand the Roys line of thought, Dan responded that he went forward with the shed against Chip's advice because he wanted to get it completed before snowfall.

Jack asked Dan why he couldn't build the shed under the deck of the house and Dan responded that he was concerned with having combustibles that close to the home and potentially washing into the lake and concerns of the equipment in the shed being susceptible to corrosion and rust under the deck. Jack had recently done a drive by and noticed a car had been parked under the deck, which Dan replied was done the one time for his out of town visitors.

The PB put aside further discussion until the next PB meeting on this matter. . Don made the motion to approve the application as complete, notify abutters, and schedule the Public Hearing. Site visits will be on an individual Board member basis, agreed upon by all parties. Noel seconded, 5-0 vote in favor.

Meeting Minutes:

Planning Board meeting minutes of **September 27, 2022**

- Don **motioned** to approve the minutes, Jan **seconded**, **vote 4-0** in favor, with George abstaining.

Planning Board meeting minutes of **October 25, 2022**

- Jan **motioned** to approve the minutes as edited by Jack, Don **seconded**, **vote 4-0** in favor, with George abstaining.

Welcome New Planning Board Member George O'Connor

George grew up in Wayne, graduated from Kents Hill, lived in Augusta for twenty years, and moved to Readfield in 2017. George works as a realtor at Rizzo Mattson with his wife. Being a realtor he understands the importance of Land Use Ordinances and the need for a Planning Board. George loves the town of Readfield and he wants to help. His parents were also volunteers in their town of Wayne and he sees this as his time to get involved as well.

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Meeting adjourned by Jack at 7:30 PM