



Notice of Candidate Withdrawal

The candidate listed below has withdrawn from the June 11, 2019 Readfield Town Meeting Warrant/Secret Ballot Election. The candidate's name will remain on the ballot because the withdrawal was received less than 60 days before the Election. A vote for this candidate will not be counted and will be treated as a blank vote.

Office	Candidate Name	Date of Withdrawal
Select Board	Shawn M. Coull	04/26/2019

Annual Town Meeting Warrant/Secret Ballot

Tuesday, June 11, 2019 Polls open 8am – 8pm

To: Lee Mank, resident of the Town of Readfield, in the County of Kennebec, State of Maine
GREETINGS:

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Readfield in said county and state, qualified by law to vote in town affairs, to meet at the Town Hall in said Town on Tuesday, the 11th day of June, A.D. 2019, at eight o'clock in the forenoon, then and there to act upon Article 1 and by secret ballot on Articles 2 through 41 as set out below, the polling hours therefor to be from 8 o'clock in the forenoon until 8 o'clock in the afternoon, said articles being the following:

Article 1: Elect a moderator to preside at said meeting and to vote by written ballot.

Article 2: Elect two Select Board members for three year terms:

- Coull, Shawn M.
- Eno Jr., Ralph F.
- Parks Sr., Alfred R.
- Rodriguez, Marie K.
- Woodsum, Kathryn Mills
- Write in: _____
- Write in: _____

Elect one RSU #38 School Board member for a three year term:

- Write in: _____
- Write in: _____

Elect one Local School Committee member for a one year term:

- Write in: _____
- Write in: _____

Elect one Local School Committee member for a two year term:

- Write in: _____
- Write in: _____

Elect one Local School Committee member for a three year term:

- Write in: _____
- Write in: _____

Article 3: Shall the Town of Readfield vote to allow the Select Board to establish **Salaries and or Wages** of town officers and employees, not elsewhere established, for the period July 1, 2019 through June 30, 2020?

Article 4: Shall the Town vote to fix **September 27, 2019** or thirty days after the taxes are committed, whichever is later, and **February 28, 2020** as the dates upon each of which one-half of the property taxes are due and payable, and as the dates from which interest will be charged on any unpaid taxes at a rate of 9% per year, which is the State rate pursuant to Title 36 MRSA, 505.4?

Article 5: Shall the Town vote to authorize the Tax Collector to **Pay Interest** at a rate of 5% , which is lower than the State Rate of 9% , from the date of overpayment, on any taxes paid and later abated pursuant to Title 36 MRSA, § 506 & 506A?

Article 6: To see if the Town will vote to authorize the municipal officers, **If an Article Fails**, to spend an amount not to exceed 3/12 of the budgeted amount in each operational budget category that the town is legally obligated to pay, of the last year's approved budgeted amount during the period July 1, 2019 to October 1, 2019?

Article 7: Shall the Town vote to raise and appropriate \$ **485,750** for the **General Government for Administration, Insurance, Office Equipment, Assessing, CEO/LPI/BI, Grant Writing, Heating Assistance and Attorney Fees** budget category for the following budget lines with **Grant Writing, Heating Assistance and Attorney Fees** unexpended balances to be carried forward?

Municipal Administration	\$264,825
Insurance	\$131,340
Office Equipment	\$ 5,400
Assessing	\$ 19,875
CEO/LPI/BI	\$ 37,810
Grant Writing/Planning Ser.	\$ 2,000
Heating Assistance	\$ 1,500
Attorney Fees	\$ 23,000

Select Board recommends: Yes Budget Committee recommends: Yes

Article 8: Shall the Town vote to raise and appropriate **\$135,175** for the **Municipal Maintenance** budget category?

General Maintenance	\$ 91,425
Building Maintenance	\$ 37,000
Vehicles Maintenance	\$ 6,750

Select Board recommends: Yes Budget Committee recommends: Yes

Article 9: Shall the Town vote to raise and appropriate **\$7,850** for the **Boards and Commissions** budget category for the following budget lines, with unexpended balance of the Conservation budget line carried forward?

Appeals Board	\$ 100
Conservation Commission	\$ 6,050
Planning Board	\$ 1,700

Select Board recommends: Yes Budget Committee recommends: Yes

Article 10: Shall the Town vote to raise and appropriate **\$65,037** for the **Community Services** budget category for the following budget lines, with the unexpended balance of the Library budget line carried forward?

Animal Control	\$ 12,170
Kennebec Land Trust	\$ 250
KVCOG	\$ 4,305
Age Friendly Initiatives	\$ 1,750
Library Services	\$ 35,652
Readfield TV	\$ 4,410
Street Lights	\$ 6,500

Select Board recommends: Yes Budget Committee recommends: Yes

Article 11: Shall the Town vote to raise and appropriate **\$37,412** for the **Recreation, Parks and Activities** budget category for the following budget lines with any unexpended balances to be carried forward?

Beach	\$ 9,912
Recreation	\$ 12,310
Heritage Days	\$ 10,000
Town Properties	\$ 2,680
Trails	\$ 2,510

Select Board recommends: Yes Budget Committee recommends: Yes

Article 12: Shall the Town vote to raise and appropriate **\$132,200** for the **Protection Department** budget category for the following budget lines with any unexpended balances to carry forward with the exception of the Ambulance Service, and Dispatching?

Operations Fire Department	\$ 67,900
Ambulance Service	\$ 26,750
Tower Sites	\$ 2,550
Dispatching	\$ 35,000

Select Board recommends: Yes Budget Committee recommends: Yes

Article 13: Shall the Town vote to raise and appropriate **\$17,000** for the **Cemetery Materials & Services** budget category, with any unexpended balances to carry forward?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 14: Shall the Town vote to raise and appropriate **\$370,578** for the **Roads & Drainage** budget category for the following budget lines with any unexpended balance to be carried forward for the Summer Roads budget?

Summer Road Maintenance	\$ 104,928
Winter Road Maintenance	\$ 265,650

Select Board recommends: Yes Budget Committee recommends: Yes

Article 15: Shall the Select Board of the Town be authorized to enter into one or more agreements providing for (a) capital improvements to the Fire Station and Library and (b) borrowing on behalf of the Town, a sum not to exceed **\$550,000** on such terms as it determines are necessary and proper pursuant to 30-A M.R.S.A. §5772 and other applicable Maine law, including the interest rate and the principal payment dates, for the purpose of appropriating funds to pay all or a portion of the costs of capital improvements to the Fire Station and Library?

Select Board recommends: Yes Budget Committee recommends: Yes

MUNICIPAL TREASURER'S FINANCIAL STATEMENT

1. Town Indebtedness

A. Bonds outstanding and unpaid:	\$615,703.44
B. Bonds authorized and unissued:	\$ 0.00
C. Bonds to be issued if Article 15 is approved:	\$550,000.00
Total:	\$1,165,703.44

2. Costs- Warrant Article 15 Town Building Improvements

At an estimated interest rate of three and one-half percent (3.5%) for a term of fifteen (15) years, the estimated cost of this bond issue will be:

A. Total Bond Principal:	\$550,000.00
B. Total Estimated Interest:	\$161,640.96
C. Total Estimated Debt Service:	\$711,640.96

3. Validity- The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

4. Debt Limit- In accordance with 30-A M.R.S.A. §5701 & §5702, a municipality may not borrow funds if the borrowing would cause the municipality to exceed its debt limit.

A. 2019 State Valuation:	\$274,950,000.00
B. Limit Factor:	x 7.5%
C. Debt Limit:	\$20,621,250.00

Signed: 
Eric W. Dyer, Treasurer

Article 16: Shall the Town vote to raise and appropriate **\$566,070** for the **Capital Improvements** budget category for the following budget lines with all accounts to be carried forward?

Town Buildings Improvements	\$ 260,000
Cemetery	\$ 5,000
Roads	\$ 230,000
Equipment	\$ 15,000
Equipment Leases	\$ 19,150
Transfer Station	\$ 26,420
Fire Dept. Equipment	\$ 8,000
Fire Dept. Waterholes	\$ 500
Fire Dept. Personal Protective Gear Replacement	\$ 2,000

Select Board recommends: Yes Budget Committee recommends: Yes

Article 17: Shall the Town vote to raise and appropriate **\$300,700** for the **Solid Waste Department** budget category with all accounts to be carried forward?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 18: Shall the Town vote to raise and appropriate **\$47,852** for the **Regional Assessments** budget category for the following budget lines which the town is legally bound to pay?

Cobbossee Watershed	\$ 22,852
First Park	\$ 25,000

Select Board recommends: Yes Budget Committee recommends: Yes

Article 19: Shall the Town vote to raise and appropriate **\$275,000** for the **Kennebec County Tax** budget category which the town is legally bound to pay?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 20: Shall the Town vote to raise and appropriate **\$184,673** for the **Debt Service** budget category for the following budget lines which the town are legally bound to pay?

2016 Fire Truck Bond	\$ 55,583
2018 Maranacook Lake Dam Bond	\$ 19,973
2013 Road & Bridge Bond	\$109,117

Select Board recommends: Yes Budget Committee recommends: Yes

Article 21: Shall the Town vote to appropriate **\$10,000** for **Local Tax Relief** budget category, with any unexpended balances to be carried forward?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 22: Shall the Town vote to raise and appropriate the requested amount of **\$1,000** for the **Kennebec Behavioral Health**?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 23: Shall the Town vote to raise and appropriate the requested amount of **\$1,376** for the **Central Maine Agency on Aging/Cohen Center/Senior Spectrum**?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 24: Shall the Town vote to raise and appropriate the requested amount of **\$1,000** for the **Family Violence Agency**?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 25: Shall the Town vote to raise and appropriate the requested amount of **\$2,362** for the Courtesy Boat Inspection Program to the **Maranacook Lake Association** for **\$1,575** and the **Torsey Pond Association** for **\$787** on Maranacook Lake and Torsey Pond?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 26: Shall the Town vote to raise and appropriate the requested amount of **\$910** for the **Sexual Assault Agency**?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 27: Shall the Town vote to raise and appropriate the requested amount of **\$2,500** for the **30 Mile River Association**?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 28: Shall the Town vote to raise and appropriate the requested amount of **\$5,000** for continued restoration of the **Readfield Union Meeting House**?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 29: Shall the Town vote to appropriate the amount equal to that paid to the Town by the State (based on snowmobile registrations) for the **Readfield Blizzard Busters Snowmobile Club** to be used for trail creation, maintenance and grooming?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 30: Shall the Town vote to raise and appropriate **\$40,000** for the **Unclassified** budget category for the following budget lines with Readfield Enterprise Fund and Revaluation unexpended balance to carry forward?

Readfield Enterprise Fund	\$10,000
Real Estate Property Revaluation	\$10,000
Overdraft	\$ 5,000
Abatements	\$15,000

Select Board recommends: Yes Budget Committee recommends: Yes

Article 31: Shall the Town vote to raise and appropriate **\$4,500** for the **General Assistance** budget category?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 32: Shall the Town vote to authorize **Expenditure of Revenues** from Federal, State, and private grant sources for those purposes for which the grant is intended?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 33: Shall the Town vote to accept the following **Estimated Revenues** to reduce the 2019 Tax Commitment?

State Revenue Sharing	\$ 158,500
Interest on Property Taxes	\$ 30,000
Interest on Investments	\$ 6,000
Veterans Exemption	\$ 4,000
Homestead Exempt. Reimbursement	\$ 181,150
Tree Growth Reimbursement	\$ 9,000
BETE Reimbursement	\$ 13,805
Boat Excise Taxes	\$ 8,000
Motor Vehicle Excise Taxes	\$ 525,000
Agent Fees	\$ 10,000
Newsletter	\$ 100
Business License Fees	\$ 50
Certified Copy Fees	\$ 1,500
Other Income	\$ 2,000
Heating	\$ 1,500
Plumbing fees	\$ 6,000
Land Use Permit Fees	\$ 7,000
Dog License Fees	\$ 2,500
Library Revenue	\$ 1,271
Cable Television Fees	\$ 28,000
Beach Income	\$ 9,912
Recreation Income	\$ 11,210

Protection	\$ 3,350
Local Roads	\$ 35,000
Bond Proceeds	\$ 550,000
Municipal Building Projects Donations	\$ 25,000
Transfer Station Capital	\$ 11,646
Transfer Station	\$ 191,025
First Park	\$ 15,000
Snowmobile (State reimb.)	\$ 1,344
General Assistance (State reimb.)	\$ 2,250
Total	\$1,851,113

Select Board recommends: Yes Budget Committee recommends: Yes

Article 34: Shall the Town vote to appropriate the following **Designated Funds** to reduce the 2019 Tax Commitment?

Conservation	\$ 6,050
Heritage Days	\$ 10,000
Library	\$ 2,000
Local Tax Relief	\$ 10,000
Readfield Enterprise Fund	\$ 10,000
Recreation	\$ 1,100
Roads	\$ 60,000
Trails	\$ 2,510
Transfer Station Capital	\$ 6,000
Total	\$107,660

Select Board recommends: Yes Budget Committee recommends: Yes

Article 35: Shall the Town vote to authorize the Select Board to expend up to **Twenty Five Thousand Dollars (\$25,000)** from the **Unassigned Fund Balance** (General Fund), in the aggregate for one or more purposes as necessary to meet contingencies that may occur during the ensuing fiscal year?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 36: Shall the Town vote to appropriate **\$257,488** from the **Unassigned Fund Balance** to **reduce the total tax commitment**?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 37: Shall an ordinance entitled 2019 Amendments to the Town of Readfield **Land Use Ordinance**, be enacted?

Article 38: Shall the Town vote to hold the Heritage Days celebration annually and limit the amount raised each year to \$5,000 or less?

Article 39: Shall the Town vote to consolidate the following **Fire Department reserve accounts** (Physicals, Equipment, Personal Protective Gear, Tower Sites, and Water Holes) into a single reserve account?

Article 40: Shall the Town vote to authorize the municipal officers to negotiate a **Power Purchase Agreement (PPA)** with one or more service providers, and authorize **the installation of a solar project at the Readfield Transfer Station** upon such terms and conditions as are determined to be in the best interests of the Town, only if the terms and conditions represent a net reduction in electrical utility costs to the Town over the life of the project?

Article 41: Should the Town continue to use the **Secret Ballot** process for the 2020 Annual Town Meeting?

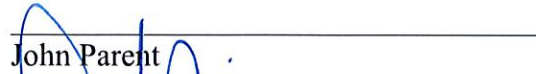
Voted & Approved on April 23, 2019 by:



Bruce Bourgoine, Chair



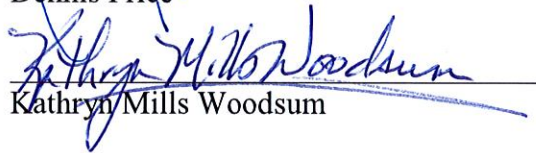
Christine Sammons, Vice Chair



John Parent

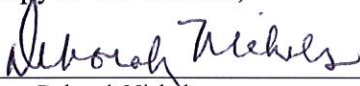


Dennis Price



Kathryn Mills Woodsum

A true copy of the warrant,

Attest: 
Deborah Nichols

Clerk of the Town of Readfield

Land Use Ordinance



Town of
Readfield, Maine

Revised: March 20, 2000; June 14, 2001; September 17, 2001; June 13, 2002; June 12, 2003; September 15, 2004; June 15, 2006; June 16, 2007; May 15, 2008; June 11, 2009; June 10, 2010; June 14, 2012; June 13, 2013; June 12, 2014; June 9, 2015; June 14, 2016; June 13, 2017; June 12, 2018

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NOTE: Words in the text printed in **BOLD** type are defined in Article 11, "Definitions."

ARTICLE 1 GENERAL PROVISIONS

SECTION 1. TITLE

This Ordinance is known and cited as the Town of Readfield Land Use Ordinance and shall be referred to as "this Ordinance."

SECTION 2. AUTHORITY

This Ordinance is adopted pursuant to the enabling provisions of Article VIII-A of the Maine Constitution, the provisions of Title 30-A, MRSA Section 3001 (Home Rule), the State's Growth Management Law, Title 30-A, MRSA Section 4312 et. seq., the Mandatory Shoreland Zoning Act, Title 38, MRSA Section 435 et. seq., and the Subdivision Law Title 30-A, MRSA Section 4401, et seq.

SECTION 3. PURPOSE

The purpose of this Ordinance is to ensure that land use changes or developments, which may have major or significant impacts on the Town, or parts thereof, will protect the health, safety and welfare of the townspeople, consistent with the goals expressed in the Readfield Comprehensive Plan. This Ordinance supplements the requirements of Federal and State laws, rules, regulations and ordinances.

SECTION 4. EFFECTIVE DATE

This Ordinance takes effect upon its enactment by the Town.

Portions of this ordinance applying within the shoreland district shall become effective upon approval by the Commissioner of the Department of Environmental Protection. A certified copy of the Ordinance, or Ordinance Amendment, attested and signed by the Municipal Clerk, shall be forwarded to the Commissioner for approval. If the Commissioner fails to act on this Ordinance or Ordinance Amendment, within 45 days of his/her receipt of the Ordinance, or Ordinance Amendment, it shall be approved automatically. Any application for a permit in a shoreland district submitted to the municipality within the 45 day period is governed by the terms of this Ordinance, or Ordinance Amendment, if the Ordinance, or Ordinance Amendment, is approved by the Commissioner.

~~Article 8, Section 19.K is repealed on the statutory date established under 38 MRSA section 438-A(5), at which time Article 8, Section 19 Section K.1 shall become effective. Until such time as Section K is repealed, Section K.1 is not in effect.~~

~~NOTE: The statutory date referred to is the effective date of state-wide timber harvesting standards. That date is "the first day of January of the 2nd year following the year in which the Commissioner of Conservation determines that at least 252 of the 363 municipalities identified by the Commissioner as the municipalities with the highest acreage of timber harvesting activity on an annual basis for the period 1992-2003 have either accepted the state-wide standards or have adopted an ordinance identical to the state-wide standards."~~

SECTION 5. APPLICABILITY

The provisions of this Ordinance apply to all land, all land uses and all structures within the boundaries of the Town of Readfield. No structure hereafter erected, moved, added to or structurally altered, no existing structure and no land shall be used except under the rights vested through this Ordinance.

SECTION 5A. VESTED RIGHTS

In order for there to be a vested right to proceed with the construction, change of use or other development of land under the existing Ordinance, three requirements must be met:

ARTICLE 5 PERMIT REVIEW REQUIREMENTS

SECTION 1. PURPOSE

Activities listed in Article 4, Section 1, which require a permit shall be reviewed according to the review classification established in this Article.

SECTION 2. INTERNAL PLUMBING AND SUBSURFACE DISPOSAL SYSTEMS

Internal plumbing and subsurface wastewater disposal systems that require a permit according to the State of Maine Internal and Subsurface Wastewater Disposal Rules shall be reviewed by the Local Plumbing Inspector (LPI). A permit shall be issued if the application complies with the Internal Plumbing and Subsurface Wastewater Disposal Rules, the applicable provisions of this Ordinance, and with the requirements contained in Article 8, Section 6.

SECTION 3. ALLOWED USES

Allowed uses as indicated in Article 7, Land Use Table, do not require a permit or permit review, provided owners remain responsible for meeting all applicable provisions of this Ordinance, including but not limited to those pertaining to signs in Article 8, Section 14.

SECTION 4. CODE ENFORCEMENT OFFICER PERMIT REVIEW

Land use activities as indicated in Article 7, Land Use Table, (Activities listed in the table as "C") shall be reviewed by the Code Enforcement Officer. A permit shall be issued by the Code Enforcement Officer after review if the proposal complies with all applicable provisions of this Ordinance, and shall be subject to the Standard Conditions of Approval unless specifically exempted or deemed to be not applicable.

SECTION 5. SITE REVIEW

Land use activities as indicated in Article 7, Land Use Table, (Activities listed in the table as "P") shall be reviewed by the Planning Board. After the Planning Board approves a site review application, a notice of decision including all applicable conditions of approval, including the standards Conditions of Approval shall be forwarded to the applicant within 7 days following the next Planning Board meeting. An additional building or use permit may be required from the Code Enforcement Officer. The Planning Board shall approve a site review application if the proposal complies with the applicable provisions of this Ordinance. When reviewing a sketch plan for a subdivision, the Planning Board shall make a determination upon review of the sketch plan whether a proposed subdivision constitutes a major or a minor subdivision as defined in Article 11 of this Ordinance.

additional actions by the applicant shall be sufficient to meet them, it may require such actions as conditions of approval. The conditions may set forth requirements in addition to those set forth in this Article only when the Planning Board finds it necessary to further the purposes of this Article. All conditions approved by the Planning Board shall be listed along with the reasons for these conditions in the Planning Board's decision.

3. The Planning Board shall list any waivers approved by the Board in its decision and the reasons for such approval.
4. The Planning Board shall list all conditions imposed on the application, including but not limited to conditions as built, and all waivers approved for the application on the final plan and on the permit.
5. All decisions to approve an application shall be subject to the Standard Conditions of Approval, unless specifically exempted or deemed not applicable.

E. Waivers

1. The Planning Board may vote to waive any of the submission requirements review criteria and/or performance standards of this Ordinance, other than those set forth in Article 7, when it finds one of the following:
 - a. One or more of the review criteria and/or ordinance performance standards are not applicable to the proposal due to the size of the project, circumstances of the site, design of the project, or unique features of the proposed use.
 - b. The applicant has proposed an alternative design that meets or exceeds the requirements set forth in the ordinance performance standards.
 - c. The Planning Board has on file or is otherwise in possession of sufficient documentation or evidence to support the requested waiver.
2. The applicant shall submit information and materials that support the waiver request.
3. The Planning Board may only consider a waiver request when the applicant has submitted a written waiver request. The Planning Board shall review the waiver request and if it meets the criteria stated above shall approve the request and submit its decision to the applicant in writing. If the Planning Board finds that the waiver request does not meet the criteria for a waiver, it shall deny the waiver and submit its decision in writing to the applicant. The Planning Board shall require that the application be amended to include the items necessary to meet the review criteria and/or ordinance performance standards. The Planning Board may vote to suspend review of the application until such time that the applicant supplies all the necessary information. Failure to submit the additional information within 30 days of the Planning Board's decision to suspend review will require that a new application be submitted for review. In no case shall the Planning Board make a final decision on the application until the applicant supplies the additional information to the satisfaction of the Planning Board.

F. Vesting

The determination of the Planning Board that the application is complete shall be considered the initiation of the review process for the purposes of bringing the application under the protection of Title 1 M.R.S.A. Section 302.

G. Site Inspection

1. The Planning Board may vote to schedule an on-site inspection of the proposed project. The Planning Board shall schedule the date and time of the site inspection at the sketch plan meeting or at the first public hearing on the proposal. The Planning Board may shall post the date, time and place of the site inspection at the Town Office.
2. The purpose of the site visit shall be for the Planning Board to obtain knowledge about the site and surrounding area. The Planning Board shall not discuss the merits of the application or render any decision concerning the application during the visit.

**TABLE 1 /
TABLE OF USES**

	LAND USE DISTRICTS									<i>Overlay District</i>
	V	VR	AD⁹	R	RR	SR	RP	SP	CID	MH
Waste Handling Facility	N	N	N	N	N	N	N	N	P	N
INSTITUTIONAL										
Accessory Structure	C	C	C	C	C	N	N	N	N	U
Church/Synagogue/Parish House	P	P	P	P	P	N	N	N	N	U
Civic/Convention Center	P	N	P	P	N	N	N	N	N	U
Community Centers/ Clubs	P	N	P	P	P	N	N	N	N	U
Community Living Arrangement										
• up to 8 persons	C	C	C	C	C	C	P ⁵	C ⁶	N	C
• more than 8 persons	P	P	P	P	P	P	N	N	N	U
Day Care Facilities										
• 3 to 12+	P	P	CP	CP	CP	CP	N	N	P	U
• 13+	N	N	P	P	P	P	N	N	P	U
Nursing Home	P	N	N	P	N	N	N	N	P	N
Hospital/Medical Care	P	N	P	P	N	N	N	N	N	U
Government Uses	P	P	P	P	P	N	N	N	N	P
Museum/Library	P	N	P	P	N	N	N	N	N	U
Public/Private School	P	P	P	P	P	P	N	N	N	U

Legend

<i>Land Use Districts</i>			<i>Overlay District</i>
V = Village District	R = Rural District	SP = Stream Protection	MH = Mobile Home
VR = Village Residential	RR = Rural Residential	RP = Resource Protection	
AD = Academic District	SR = Shoreland Residential	CID = Commercial Industrial	

Key to Table of Uses

Y =	Allowed Use (no permit required, but the use must comply with all applicable federal, state and local standards and regulations, including but not limited to this Ordinance).
C =	Use requires review and permit from Code Enforcement Officer (CEO) and/or Local Plumbing Inspector (LPI).
P =	Use requires site review from Planning Board, and requires a permit from the CEO and LPI upon Planning Board approval.
N =	Prohibited Use
U =	Use shall comply with underlying District requirements.
N/A =	Not applicable to the district.

Highway Speed (MPH)	Minimum Sight Distance in Feet
20	155
25	200
30	250
35	305
40	360
45	425
50	495
55	570

D. Driveways

1. All driveways installed, altered, changed, replaced, or extended after the effective date of this Ordinance shall meet the following requirements:
 - a. Islands between driveway openings shall be provided with a minimum of 12 feet between all driveways and 6 feet at all lot lines.
 - b. Openings for vehicular ingress and egress shall not exceed 24 feet at the street line and 30 feet on the roadway.
 - c. The term driveways in this section shall mean an entrance used by vehicular traffic to access property abutting a road.
2. Minimum driveway lengths, as measured from the point of intersection with the arterial, shall be of adequate length to accommodate queuing up of the maximum number of vehicles, as defined by the peak period of operation identified in the traffic impact study, such that, to the maximum extent possible, no waiting vehicle remains on the arterial.
3. After the effective date of this ordinance, all future driveways shall be designed with sufficient vehicle turn-around area to enable a driver to exit the premises without backing onto the arterial. This requirement shall be deemed to be met by an onsite parking lot with a parking aisle, or by a service or frontage road, or by the use of an onsite driveway turn-around for a single vehicle measuring at least 8 feet wide by 15 feet long.

E. Shared Driveways

The Planning Board may require the construction and use of shared driveways to improve public safety by reducing the number of entrances onto a public road or by avoiding a driveway at a potentially dangerous location; to further environmental protection, such as by eliminating a wetlands crossing; and to minimize negative impacts on the surrounding neighborhood.

1. A Shared driveways ~~may be~~ is shared by two single-family dwellings or one two-family dwelling(s) or principal structures and requires an approved name by the Road Commissioner; three or more dwellings / principal structures is a road.
2. An Application which includes a shared driveway shall include a draft document providing for restrictive covenants and easements binding present and future owners of all lots served by the shared driveway, which must be reviewed and approved by the Planning Board. If the application for a Shared Driveway is approved, the final document(s) shall be recorded at the Kennebec County Registry of Deeds and shall also be recited in and attached to every deed to every lot served by the shared driveway. Such document(s) must include the following information:

Appendix D

Readfield Standard Conditions of Approval

Unless otherwise specifically stated in the permit or deemed inapplicable. The following Standard Conditions of Approval shall apply to all Site Review and subdivision approvals granted by the Readfield Planning Board (PB) and to all permits issued by the Code Enforcement Officer (CEO) and Local Plumbing Inspector (LPI) for land use activities as indicated in ARTICLE 7, Land Use Table. Strict conformance with these conditions, any other specific conditions of approval specified by the Readfield Planning Board or CEO/LPI, and the performance standards in Article 8 of the Readfield Land Use Ordinance (LUO) is necessary for the project to meet the legal criteria of approval.

1. This approval is limited to and includes those proposals and plans subject to site plan or subdivision review contained in the application and supporting documents submitted by the permittee as approved by the PB or CEO/LPI. All deviations from the plans and proposals contained on these documents must be reviewed and approved prior to implementation of the project.
2. All structures shall be constructed in compliance with all setbacks from water bodies, wetlands, roads and property lines, and from any other features and within any building envelope specified in the approval of the PB and the LUO.
3. Permittees shall secure and comply with all applicable Federal, State, and local licenses, permits, covenants or deed restrictions approved by the , authorizations, conditions, agreements and orders prior to and during construction and operation.
4. Permittees shall submit all reports and information or other documents requested by the Planning Board or CEO within thirty (30) days of the date of decision for this project, or as otherwise required by this permit, demonstrating that all conditions of this approval have been complied with.
5. All land use activities shall be conducted in such a manner as to prevent stormwater discharges, soil erosion and sedimentation to surface waters, wetlands, and adjacent properties. All land use activities, including road and driveway construction shall conform to the performance standards relating to stormwater runoff and erosion control specified in Article 8, Sections 10 and 11 of the LUO and the Driveway Entrance Policy of the Town of Readfield.
6. In all Shoreland Districts, clearing of vegetation for approved construction shall conform to the performance standards specified in Article 8, Section 19.D, of the LUO. Where natural vegetation is removed and is to be replanted, it must be replanted with vegetation effective in stabilizing soil and preserving natural beauty.
7. The specific character and healthful condition of the area of the activity covered by this permit shall be maintained. The area shall be kept free of litter and trash and any other deposits which could create nuisances, unsightly, unsafe, or unhealthy conditions.
8. Work to be performed by a contractor pursuant to this approval shall not begin before the contractor has been provided by the permittee with a copy of the Notice of Decision, permit and a copy of this Standard Conditions of Approval.

9. Filling, excavating, or other soil disturbance conducted as part of any approved activity is not allowed adjacent to (within 75 feet) or below the mean high water line of any surface water body or wetland, except as may be approved by the Maine Department of Environmental Protection.

10. With the exception of subdivision approvals, this land use permit shall expire if the work authorized by the permit is not substantially started within one year of the date from which this permit was approved by the Planning Board, CEO or LPI, except that the CEO, LPI may renew this permit for one additional year provided there is no change in the proposed project or applicable regulations, and the \$25.00 renewal fee has been paid.

This permit shall "run with the land" unless it expires pursuant to Article 4, Section 7. The permittee may transfer any or all interest in this permit with any transfer of right, title or interest to this land. The purchaser or lessee may assume all permissions granted by the permit and shall be responsible for complying with all standard and special conditions of approval. (Over)

11. These permitted activities do not grant any property rights. It does not authorize any person to trespass, infringe upon or injure the property of others but allows Dually Authorize Officials of the Town to inspect the property.

12. If the review of any portion of this project was based upon written recommendations from the Cobbossee Watershed District, then this development shall comply with all of those recommendations, unless otherwise approved by the Planning Board. All costs and fees associated with this review, including any environmental compensation fees required by the District, shall be paid by the applicant prior to any development.

13. If the approval of this land use permit is conditioned upon the recording of any documents with the Kennebec County Registry of Deeds, this recording must be completed within ninety (90) days of this approval or prior to commencing the activity, whichever occurs first, unless the condition for recording states otherwise. Attested copies or other proof of recording of these recorded documents shall be forwarded to the Code Enforcement Office within thirty (30) days of the date of recording or prior to the issuance of any additional permits, whichever occurs first. All costs associated with recording these documents shall be paid by the permittee.

14. The landowner shall provide reasonable access to the CEO/LPI or others authorized by the Town to inspect the property to ensure that all Town provisions of the approved permit(s), including the Standards Conditions of Approval and any additional conditions of approval are being met, e.g. storm water management measures erosion control measures, dimensional requirements, assessing, etc. Reasonable access shall mean access within 72 hours of the request, unless the CEO, LPI, Health Officer determines that good cause exists for not providing access within 72 hours in which case the CEO, LPI, HO shall establish another time to inspect. After the second failure of reasonable access to the property, the landowner shall be deemed in violation of Readfield's Land Use Ordinances (LUO) and subject the landowner to the penalties prescribed in Title 30-A M.S.R. Section 4452 in addition to any other remedies the LUO at Law or State Regulations.

15. Should the project be found at any time not to be in compliance with any of these Standard Conditions of Approval, or should the permittee construct or operate this development in any other way other than specified in the application or supporting documents, or as modified by the conditions of approval, then the terms of this approval shall be considered to have been violated and

enforcement action shall be taken to achieve compliance as specified in Article 2, Section 1 of the LUO.

16. You are advised that commencing development or use of your property within 45 days of this notice of decision is at your own risk, even as approved by the Planning Board. During the 45-day period, any party aggrieved by the Planning Board decision may file an appeal with the Board of Appeals to overturn, amend, or further condition this Planning Board, CEO/LPI decision.

Subdivisions are also subject to the following additional conditions:

17. Unless otherwise approved by the Planning Board, all subdivision site improvements, including the conveyances of any proposed easements, must be completed prior to the issuance of any lot use or development permits.

18. Land use permits approved for subdivisions shall be permanent and shall "run with the land." In the event the permittee transfers any or all interest in this permit with any transfer of right, title, or interest to this land, the purchaser or lessee may assume all permissions granted by the permit and shall be responsible for complying with all standard and special conditions of the approval.

19. All recorded subdivision plans shall contain the following statement: "The revisions to this subdivision plat/plan/deeds shall be approved by the Readfield Planning Board as in Title 30-A M.S.R. Section 4407."

As adopted March 17, 1987 then amended on September 0, 1988, November 2, 1999, March 6, 2001, November 7, 2006, and June 11, 2019