

**Readfield Comprehensive Plan Public Participation Day #2  
2/25/2023**

**In Person Committee/Staff Attendees:**

Eric Dyer, Readfield Town Manager  
Jessica Cobb, KVCOG  
Joel Greenwood, KVCOG  
Jessica Gorton, Chair of Readfield Comprehensive Plan Committee  
Greg Leimbach, Readfield Comprehensive Plan Committee  
Elaine Katz, Readfield Comprehensive Plan Committee  
Paula Clark, Readfield Comprehensive Plan Committee  
Matt Nazar, Readfield Comprehensive Plan Committee

Approximately 25 Readfield residents attended the meeting in-person.

**Attendees Via Zoom:**

Grace  
Marty Soule/Harry Grimmintz  
Tim  
Mike  
Jeff  
Dennis  
Jeff & Cindy McAdam  
Melissa Small  
Unnamed Attendee

Town Manager, Eric Dyer and Comprehensive Plan Committee Chairwoman, Jessica Gorton introduced themselves and went over the history of Readfield's comprehensive plan update. Jessica Cobb reviewed the introductory PowerPoint presentation (hard copies of both full and condensed versions of the PowerPoint were available for the public at the meeting).

Jessica Gorton, Chair explained the four categories that were to be covered and encouraged the public to discuss these topics, share where they would like to see Readfield in the future, and what changes they felt were important relating to these categories covered at this meeting.

**Categories Discussed:**

1. Community Vision Statement, its meaning and purpose,
2. Land Use and Growth Areas defined,
3. Village Area investment and development,
4. Open Space

### **Readfield's Vision Statement:**

*The Town of Readfield is a scenic, dynamic and diverse community committed to fostering an inclusive, vibrant way of life for people of all backgrounds and ages. This vision commits to preserving the rural character of our community with a plan for a sustainable future.*

### **Discussion Topics Relating to the Community Vision Statement:**

- How does Readfield achieve/maintain/define “rural”,
  - Lot size regulations- larger lot sizes are desirable for some, while smaller lot sizes were desired by others.
- Concentrate development to maintain “village” feel,
- Given that the numbers of households are decreasing, and population is not increasing significantly, does Readfield need to promote growth?
- Is there a sprawl problem since more permits are issued for areas outside of the currently designated growth areas?
- Increase in older population. Recreation options need to consider this, prevent isolation of older population and set resources aside for this.
- Loss of agricultural land is a concern. Farm issues include labor.
- Options needed for more child-based facilities,
- Need more options for senior housing, different types of housing and more permissive land use regulation in these areas.

### **Discussion Topics Relating to Land Use and the Growth Areas:**

- Clarification on what the currently designated growth areas: Village District, Village Residential District, and the Academic District (Kents Hill, etc.). Included examples of allowable land uses in each district.
- Restraints on rental housing- not now, except possibly short-term rentals,
- Make Readfield kid-friendly,
  - Try to provide affordable housing to entice families starting out,
- Senior/cluster housing allowed at schools,
  - Save other land from development,
  - Encourage interaction between senior and younger generations,
- Need for starter homes and retiree housing on smaller sized lots,
- How can Readfield incentivize things via Land Use,
- Both younger and older households can coexist
  - Mutually beneficial,
  - How can this be achieved,
- Age groups of 40s, 50s, and 60s still need to be catered to,
- Consequences of expanding the Village District to accommodate desired land uses,
- Town owned property inventory,
- Don't just focus effort of revitalization and improvement in the Four Corners area,
- May be tax implications of lot size regulation,
- Consistency of rules is important. Rule changes may have consequences to those not proposing them (living in areas not affected),

- Readfield needs a balance of village areas and open space,
- Solar installations taking up valuable farmlands,
- Town services are limited (no sewer or water) in the downtown areas,
- What can the town actually control (regarding growth and development),
- What are residents willing to pay taxes for,
- Open space costs money,

### **Discussion Topics Relating to Village Area Investment and Development:**

- A community center,
- Union Meeting House Community Center- consider costs and what might already be available,
- Another restaurant,
- A community garden- some land for this may already be available,
- Vehicle speeds in the Depot area,
- Basketball/sporting facilities,
- Dog park,
- Famer's market,
- Concerns expressed about light pollution in the village areas,

### **Discussion Topics Relating to Open Space:**

- Currently there is approximately 1,300 acres of open space in Readfield, with another 300 acres recently added, and approximately 200 acres in the Academic District.
- Readfield does have a lot of open space, relatively,
- Hunting access should be allowed/maintained on open space,
- Concerns about loss of tax revenue for lands conserved as open space,
- Open space resources can bring people into town, resulting in positive economic development,
- No access from Readfield to two major areas of open space,
  - Can a Right of Way be developed?
- Removing developable land through conserving it as open space can increase prices in other areas in town,
- Raising taxes negatively affects homeowners,

### **Fairgrounds/Town Beach- What are they lacking:**

- Decent playground,
- Handicapped access/parking,
- Citizen volunteers,
- Dock,
- Sell portions to Weathervane Restaurant,
- Lifeguards,
- Restrooms/changing areas,
- Increase Fairgrounds parking,

- Fairgrounds sports facilities,
- Concern about increase taxes due to facility improvements,
- Concern about increased use.

**Miscellaneous Discussion Items:**

- Protections for Jessie Lee Church.