



TOWN OF READFIELD

8 OLD KENTS HILL RD. • READFIELD, MAINE 04355
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READFIELD PLANNING BOARD AGENDA

Wednesday, January 13, 2016

6:30 PM

Application:

1. Public Hearing required by the Planning Board (PB) for a Change of Use at 1138 Main Street. Nancy Holland of Mt Vernon, tenant, and Ed Dodge, property manager for Lafayette Lodge #48 application was approved on December 9th as complete for an Art Studio / Sales. The property was used as Marie's Bakery and now requires PB approval to convert the commercial space into an Art Studio which is located in the Village District. The parcel (aka Map 120 / Lot 97&98) is non-conforming due to side and front setbacks and the non-conforming lot size (.37 acres or 16,117 sq. ft.). The property receives its water from Readfield Water District and sewage flows to a 1996 approved septic system behind the building.

New Application:

2. Robert DiBonaventure at 160 Touisset Point Road -Revision of 1965 Touisset Point Subdivision, eliminate division line between old lot #17 & #18 (now Map 120 / Lot 128 & 129) creating "one" larger lot, and/also

Robert DiBonaventure is requesting Site Plan Review for 160 Touisset Point Road to remove existing structures and rebuild new year round resident as per plans.

Administrative items:

- Review - #14 of the Standard Conditions of Site Review, which is included in all PB Notice of Decision as a condition of approval.
- Review – starting the Amendment Procedure (Article 1, Section 8, B) for any changes in the LUO to be brought to the 2016 Town Meeting,
CEO – request the following LUO review items:
 1. Definition of substantial construction start is referred to in LUO text as substantial start (are these two terms one and the same) pg129 & pg15,
 2. Article 5, Section 2 - ... Subsurface Wastewater Disposal Rules shall be reviewed by Code Enforcement Officer. (change to ... shall be reviewed by Local Plumbing Inspector, LPI) pg17,
 3. Article 5, Section 5 - ... forward to applicant within 14 days ... (change to 14 days or the next scheduled PB meeting) pg17,
 4. Article 6, Section 3, H, 1. - ... at least 7 days prior ... (change to 14 days prior) pg23,
 5. Article 6, Section 3, H, 1. - ... review involves only minor modification of the plan, ... (define “ minor modification”) pg23,
 6. Article 6, Section 3, I, g. - ...at least 10 days prior ... (change to 14 days prior) pg23,
 7. Table 1 – table allows CEO to permit single & two family dwelling, plus mobile homes in Shoreland Residential District (change Key to Table of Uses – add asterisk #11 to read Planning Board approval required within setback of the protected resource) pg36,
 8. Article 8, Section 20, K, 1. ... at least 14 days notice ... (change to 10 days prior) pg85,
- Review of Minutes of 12-9-15

Comments from the public are encouraged and welcomed. They will be received at the time and in the order during the meeting as deemed appropriate by the Chair. Written comments from the public will be accepted at the Town Office at any time; however, they must be submitted by the Wednesday prior to the next scheduled meeting in order for them to be considered at that meeting.

If you have any questions regarding this agenda or would like to be placed on a future agenda, please call the Code Enforcement Office at 685-3290.

Next scheduled meeting: Wednesday January 27, 2016