



TOWN OF READFIELD

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Readfield Planning Board Minutes of October 23, 2014

Planning Board Members: Paula Clark, Chair; William Buck; Jack Comart {absent}; Bruce Hunter {absent}; Jay Hyland; James Schmidt; Andrew Tolman {absent}; Don Witherill.

Others Present: Gary Quintal, CEO/LPI, Robert Bittar, Roland Cote, Phyllis Cote, Will Harris, Bonnie Harris, Jane Knight? or E.V. Potter?.

The Meeting opened at 6:30 pm.

Planning Board Review

26 Mill Stream Rd

Site Plan Review for a Non-Conforming Structure / New Construction

Tax Map 120 / Lot 013

Robert Bittar is proposing an addition and barn to his non-conforming structure. The use is limited to residential. The structure is non-conforming due to not meeting the required setbacks to the wetland connected to Mill Stream and the center of Mill Stream Rd. The required setback for both is 75 feet.

A motion was made by William Buck seconded by James Schmidt to close public hearing the motion passed unanimously (5-0)

The Board discussed at length whether the site plan that was included in their packets was adequate to confirm that the current setbacks and building sizes were to scale. The current structure at the closest point is about 58 feet from the wetland and little over 10 feet from the road right of way. The Ordinance also limits the area of both existing and proposed additions inside the 75 foot setback zone for wetlands to be not more than 1000 square feet total. Paula believed the proposal could easily meet the area limitations and the new additions would not encroach on the current 58 foot setback. The Board did not know whether or not the proposed barn met the 75 foot road setback. Paula made a recommendation that Mr. Bittar have a surveyor or qualified professional produce a signed / stamped plan showing all building, setbacks for structures, septic systems and the road right of way, also that a statement would be on the plan that the height of buildings meets Ordinance standards. The CEO agreed that the plan and some on the ground reference points would help in staking out building corners and help measure distances to the road, wetlands, and septic so placement could be verified on the ground of all new construction.

A motion was made by Don Witherill seconded by William Buck that the application be approved with a condition that a new plan be submitted subject to providing a signed / stamped

site plan by a qualified professional with distances indicating the property lines, the road right of way, the wetland to existing and proposed structures, the size of proposed structures, certifying that the new and old structure would not be more than 1,000 square feet within the 58 foot / 75 foot zone and that the building heights be stated on plan. Planning Board to review a new plan showing these conditions

Motion passed with one abstention by James Schmidt (4-0-1)

Application Review
52 Chandler Street
Site Plan Review – Seasonal Conversion
Tax Map 134 / Lot 017

A motion was made by William Buck seconded by James Schmidt that the application was complete and that a site review would be at will of the Planning Board Members (5-0). The Board has scheduled a public hearing for November 13 requiring posting in the Kennebec Journal, post offices and sending out abutter notices.

Minutes of 10-9-14 were approved (Schmidt/ Buck 5-0).

The meeting adjourned at 8:30.