



## TOWN OF READFIELD

8 OLD KENTS HILL RD. • READFIELD, MAINE 04355  
TEL. (207) 685-4939 • FAX (207) 685-3420

### READFIELD PLANNING BOARD

### AGENDA

Wednesday, October 26, 2016

6:30 PM

#### Application:

None

#### New Application:

1. Mary Beth Bayer  
1055 main Street M120-L148  
Single Family Dwelling in Shoreland Zone
2. Daniel Salisbury  
256 Gorden Road M130-L17  
16 Bed Memory Care Facility in Rural Residential

#### Administrative items:

- Review of Minutes for 9-28-16

*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 to be part of the agenda, submission shall be 7 days prior to the next scheduled meeting or as excepted as part of the Board minutes.*

*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 November 9, 2016**

\* Green Hill  
Property  
Development  
owns this  
Property

Permit Fee 500.00  
Date Paid 10/19/16  
Receipt # \_\_\_\_\_

Town of Readfield  
Readfield, Maine 04355  
(207) 685-3290

Map 130 Lot 17

**Planning Board**  
**Land Use Permit Application**

The undersigned applies for approval of the Readfield Planning Board as follows:

1. Applicant / Owner: Agent (if any):  
\* Name Daniel + Lucille Salisbury Name James Pelson  
Address 256 Gordon rd Address \_\_\_\_\_  
Readfield Me 04355 \_\_\_\_\_  
Phone# (W) 248 2093 Phone# (W) \_\_\_\_\_  
(H) 620 6807 (H) \_\_\_\_\_

**Note:** Property owner must provide written authorization if he/she wishes to be represented by an agent. Such authorization may be provided either by signing this application, or by providing authorization by means of a separately signed statement included with the application.

2. In what land use district is the property (as defined in Article 7 of the Land Use Ordinance (LUO) and depicted on the Land Use Map)?

Rural - Residential

3. What is the existing use of the property (see Table 1/Table of Uses, Article 7, of the LUO)?

Elder Care business

4. What is the proposed use of the property as best described from Table 1/Table of Uses in Article 7?

- a) Boarding house / group home  
b) Provide a description of proposed use of development See attachments

5. Lot Width \_\_\_\_\_ Lot Depth \_\_\_\_\_ Lot Area in Acres (1 acre = 43,560 sq. ft.) See attached

6. If a structure is proposed to be built, or expanded:

see attached

Type of Structure(s)	Length	Width	Height
_____	_____	_____	_____
_____	_____	_____	_____

I certify that the foregoing, and the attached materials including responses to review criteria, are true, correct and accurate to the best of my knowledge.

Signature of Applicant / Owner Daniel Salisbury Date 10/19/16

Applicant: Daniel + Lucille Salisbury

**Planning Board Review Criteria  
Questionnaire**

1. State how the proposed activity will not have an undue adverse affect on: <sup>\* Also see attached</sup> Value statement
- a) the scenic or natural beauty of the area Design of structure + landscape to conform with New England traditional Country style
- b) any historical sites that may be located on the property NONE KNOWN
- c) any significant wildlife habitat NONE KNOWN
- d) any public rights for physical or visual access to any shoreline No
- e) any rare and irreplaceable natural areas No
2. a) What other Town, State or Federal permits will be required for this project? State Fire Marshall's office, Licensing by D H S
- b) Do you intend to apply for these permits? Yes
- c) Are you committed to conducting this activity and subsequent use of the property in conformance with all applicable Town, State and Federal laws, rules, regulations and ordinances? Yes
3. State how the proposed activity will:
- a) prevent stormwater from giving rise to soil erosion both during and after the development Site is gentle slope, Extremely minimal removal of trees or shrubs, willing to take measures to correct any issue  
(In this regard you may reference the appropriate erosion control or stormwater management books available at the Town Office)
- b) reasonably conserve the land's capacity to hold water \_\_\_\_\_
4. State what impact the proposed activity will have upon the Town's public services and facilities. This may include, but not be limited to the amount and type of anticipated traffic, requirements for emergency services, effects relating to public education, etc. minimal added traffic. approx 5-8 cars per hour. Occasional Ambulance service.
5. a) What financial resources (including mortgage commitments) do you have to assure the completion and implementation of this project in compliance with the Land Use Ordinance? We have enough equity and outstanding credit currently working with Skowhegan savings bank.
- b) What technical support will be used in connection with any design, development or use of the project? Architects, engineers, maintain development etc.
- c) Do you have any history of violations of previous land use approvals? NO

6. a) Is any portion of the subject property located within, or affected by any flood areas as depicted on the Federal Emergency Management Agency Flood Insurance Rate Map? NO  
(These Flood Maps are available for your reference at the Town Office).
- i) If the answer to question (a) is yes, do you intend to include any portion of your development within the boundaries of the flood plain, including any structures or buildings, wells, wastewater disposal systems, or any storage or placement of property stockpiling of materials? \_\_\_\_\_
- ii) If the answer to question (i) is yes, how do you intend to develop this project (including it's subsequent use) to comply with the Floodplain Ordinance of the Town of Readfield? \_\_\_\_\_
7. a) Does your proposed development or use include any alteration of or impact to any wetland? NO If the answer to this question is yes, describe how you intend to minimize this impact? \_\_\_\_\_
- b) Are you aware that any wetland alteration requires additional permitting on the State or Federal level and will you be applying for those? \_\_\_\_\_
8. What part of your development or use will rely on or could impact groundwater?  
See attached base map + septic design
9. a) State the nature of solid waste your proposal will generate both during development and the subsequent use of the property. All construction debris hauled by Riverside disposal, Possible use of dumpster for regular
- b) Will this solid waste be taken to the Town Recycling Station? TRD If so, how will the Town be compensated for handling such waste? TRD  
most likely removed by dumpster.
- c) If the solid waste is not to be taken to the Town Recycling Station, how do you plan to dispose of it? Riverside disposal
10. Do you intend to connect to any public water supply? No
11. a) What impact, if any, could the proposed activity have on adjacent properties and their uses. State whether any noise, glare, fumes smoke, dust, odors, or other affects will be generated. None, will be a larger version of existing bldg
- b) Describe the anticipated extent of these impacts and how you intend to buffer or reduce them to a level acceptable to adjacent properties. this business is quiet by nature, trees + shrubs border adjacent properties
12. a) What is the approximate percentage of slope of the land? See attached
- b) What are the nature of the soils? see attached
- c) What is the nature and extent of the existing vegetation on the site of development or use? gentle sloping field bordered by coniferous, deciduous trees + shrubs.

13. a) What is the nearest waterbody (lake, pond, stream, brook)? Carleton Pond, skel pond  
 b) What is the least distance between the waterbody and the project site? approx 1 mile  
 c) What part of your project could impact one of these waterbodies? None  
 d) How do you intend to minimize this impact? \_\_\_\_\_
14. How do you intend to provide for the adequate disposal of sewage and wastewater in order to comply with the requirements of the State Plumbing Code? see attached septic design
15. Describe or illustrate on a separate paper how you intend to control and manage any additional stormwater resulting from this project or use. You may reference the publication, "Stormwater Management for Maine, Best Management Practices" published by the Department of Environmental Protection (1995) and which is available for reference at the Town Office. to be demonstrated by architect  
 NOTE: If the project results in 20,000 sq. ft. or more of impervious area in the Maranacook Lake watershed or more than one (1) acre in the other lake watersheds, or more than five (5) acres of disturbed area in either watershed, a Stormwater Management permit from the Department of Environmental Protection will be required.
16. What will your water requirements be for this use and what will be your water source? 1 drilled single family type artesian well
17. What types and amount of additional traffic do you expect as a result of this use?  
average of 5-8 cars entering & leaving per hour
18. What are your plans for permanent access to the site of the proposed use? Approved entry way from Rt 135 (Garden road)
19. Does your proposed development or use cross the Readfield town line? NO  
 If so, into which town? \_\_\_\_\_  
 How will you avoid causing unreasonable traffic congestion or unsafe conditions as related to the use of that town's public ways? \_\_\_\_\_
20. What is the estimated depth-to-frontage ratio of the lots you propose to create or develop?  
See attached base map
21. Has a representative of the Readfield Fire Department reviewed your proposal?  
Not yet, will need state fire marshall approval  
 If so, what is their opinion and/or recommendations? \_\_\_\_\_