



TOWN OF READFIELD

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

READFIELD PLANNING BOARD

AGENDA

Tuesday, May 20, 2014

7:00 pm; New Application: Sarah Demers. Sketch plan application is for a Resubdivision (division) of lot 2 of the Parker Lot East subdivision, approved August 21, 1984. The lot is located at 17 Partridge Hollow Lane and further identified on the Assessor's map 135 as lot 026.

7:30 pm: New Application: Robert & Helen Bittar. Application is for the Reconstruction (>50% market value) of a legally existing non-conforming single-family dwelling. The property is located at 26 Mill Stream Road and further identified on the Assessor's map 120 as lot 013.

Administrative items:

- Approve minutes of 04/15/14
- Other items as needed

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 Thursday 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: June 3, 2014

C. MILLS BROWN

READFIELD PLANNING BOARD

[Signatures]

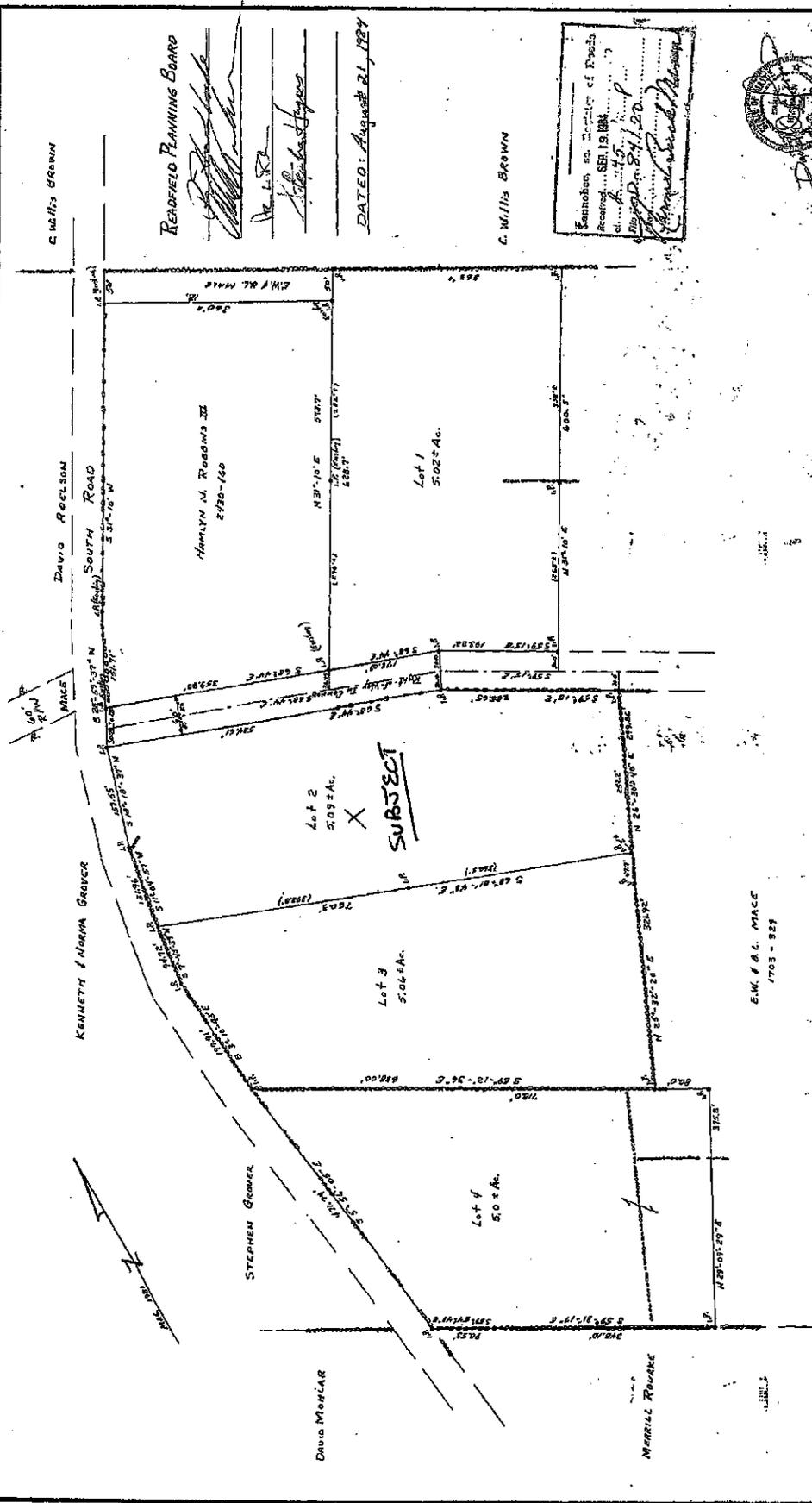
DATED: August 21, 1984

C. MILLS BROWN

Examination by: Registrar of Probate
Received: SER 18 1884
Date: 8-24-84
[Signature]

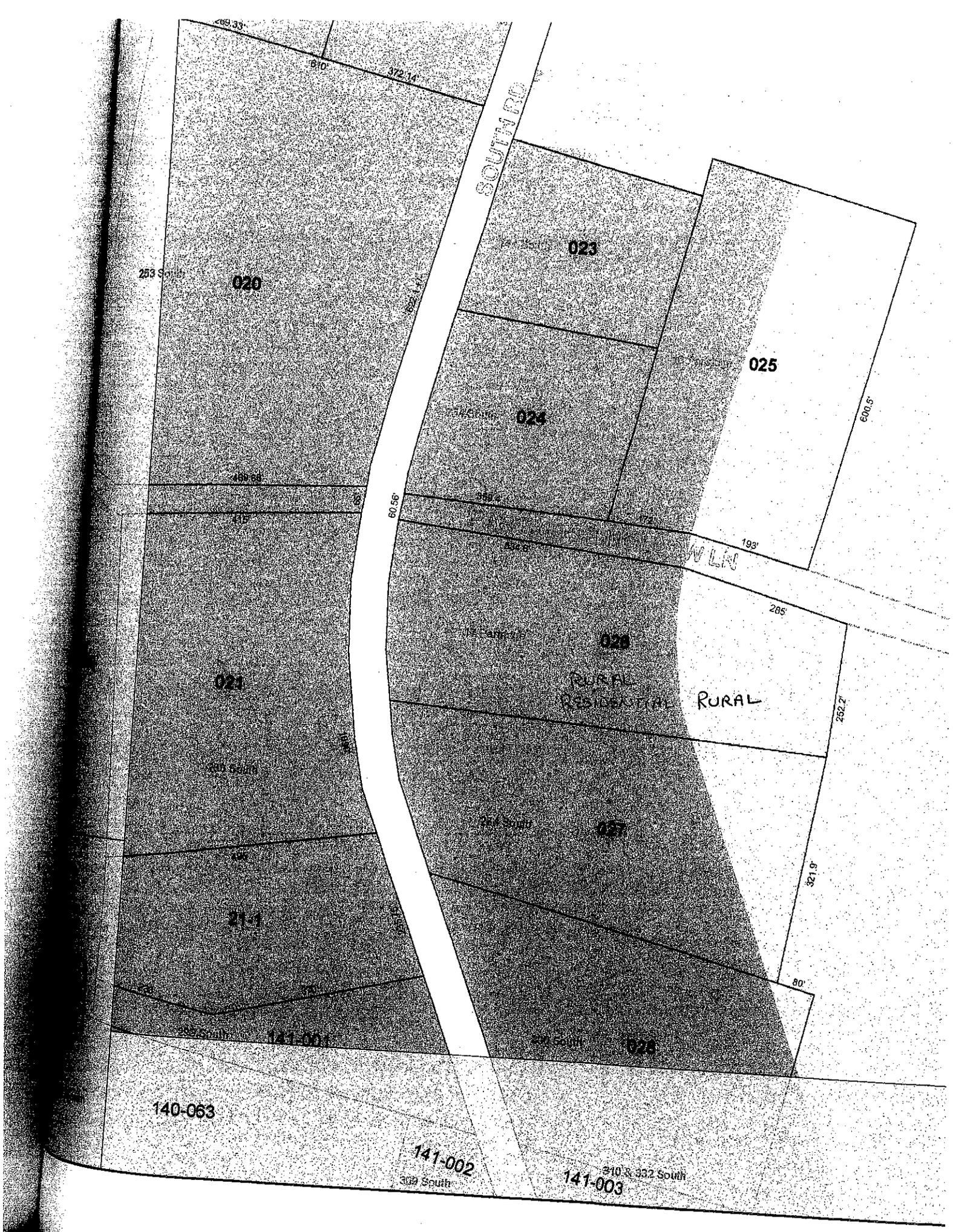


PACKARD LOT EAST
A SUBDIVISION
OWNED BY
EVERETT W. & BARBARA L. MACE
READFIELD, KENNEBEC CO.
DATED: AUGUST 1984 SCALE: 1" = 100'
PREPARED BY D.O. HARRIMAN LIC. NO. 359



NOTES
A. The 60 foot Right-of-Way Extending Easterly from the South Road, shall be a Right-of-Way in Common, with the same rights as those common to a public street, the maintenance obligations being that of the owner.
B. No lot within the limits of this plan may be further subdivided.

135-020



SOUTH RD

253 South

020

023

025

024

600.5

60.56

193'

021

026

285

RURAL RESIDENTIAL

RURAL

262.7

340 South

027

321.9

21.1

80'

140-063

141-001

028

141-002

141-003

310 & 332 South

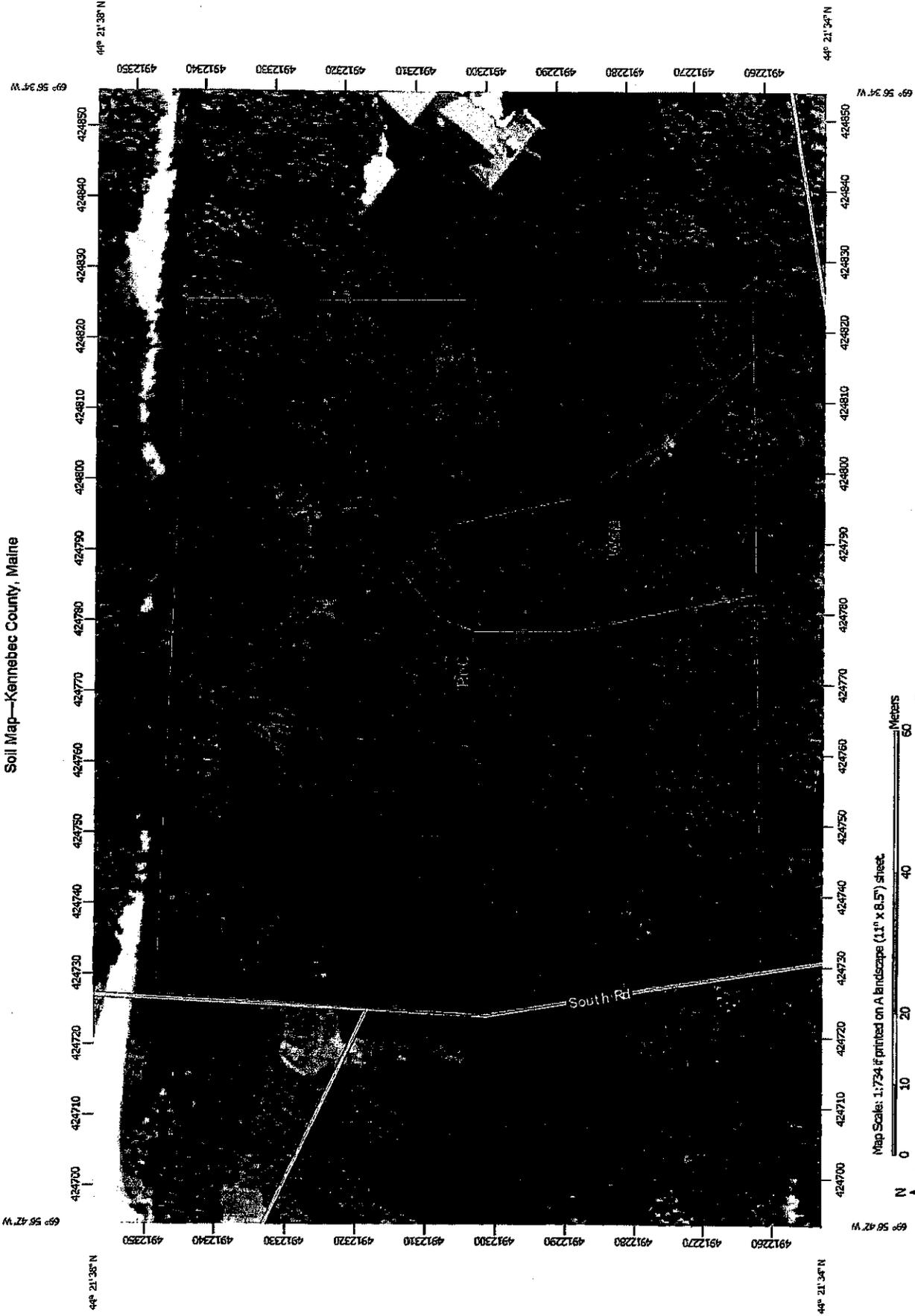
309 South

SOILS MAP

Soil Map—Kennebec County, Maine



Soil Map—Kennebec County, Maine



MAP LEGEND

	Area of Interest (AOI)		Soil Map Unit Polygons
	Soils		Soil Map Unit Lines
	Soil Map Unit Points		Special Point Features
	Blowout		Streams and Canals
	Borrow Pit		Rails
	Clay Spot		Interstate Highways
	Closed Depression		US Routes
	Gravel Pit		Major Roads
	Gravelly Spot		Local Roads
	Landfill		Background
	Lava Flow		Aerial Photography
	Marsh or swamp		
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kennebec County, Maine
 Survey Area Data: Version 12, Dec 5, 2013

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 17, 2010—May 1, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Kennebec County, Maine (ME011)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PeC	Paxton-Charlton very stony fine sandy loams, 8 to 15 percent slopes	1.8	88.0%
WsB	Woodbridge very stony fine sandy loam, 3 to 8 percent slopes	0.2	12.0%
Totals for Area of Interest		2.1	100.0%

Received Kennebec SS.
07/20/2009 1:16PM
Pages 2 Attest:
BEVERLY BUSTIN-MATHENAY
REGISTER OF DEEDS

**TRANSFER
TAX
PAID**

WARRANTY DEED

We, **GWENDOLYN ROBERTSON MOHLAR** and **PHILIP G. MOHLAR**, wife and husband, whose mailing address is 339 South Road, Readfield, Maine 04355

for consideration paid, grant to **JOSHUA S. BROWN** and **SARAH R. DEMERS**, husband and wife, of 17 Partridge Hollow Lane, Readfield, Maine 04355, as joint tenants, with **WARRANTY COVENANTS**, the land in Readfield, County of Kennebec and State of Maine, bounded and described as follows to wit:

A certain lot or parcel of land with the buildings thereon situated in Readfield, Kennebec County, Maine, bounded and described as follows:

Being Lot No. 2 as shown on Plan entitled "Packard Lot East" Subdivision by D.O. Harriman, RLS dated August 1984 and recorded as Plan File #D-84120 at the Kennebec Registry of Deeds to which reference may be made for a more particular description. Containing 5.09 +/- acres.

This conveyance is made subject to the restriction that said Lot shall not be subdivided.

Also conveyed to the Grantees is a right-of-way in common with others with the same rights as those common to a public street including access and utilities over the 60 foot strip as shown on said Plan from the South Road to the east line of said lot. Grantees shall pay their proportional share of maintenance together with the other users of said access road.

Meaning and intending to convey the same premises conveyed to the Grantors herein by Warranty Deed of Verne L. Bickford and Laurie R. Bickford dated April 16, 1997 and recorded at the Kennebec County Registry of Deeds in Book 5341 at Page 133.

WITNESS our hands this 17th day of July, 2009.

[Signature]
Witness

[Signature]
Witness

[Signature]
Gwendolyn Robertson Mohlar
[Signature]
Philip G. Mohlar

2) 10.5

TO: Planning Board
FROM: Clif Buuck, CEO
DATE: 5/16/14
RE: Bittar application

I did not take the following application from Mr. Bittar—Jackie Robbins did. Jackie tried to elaborate in writing to the many “None” and “N/A” responses from Mr. Bittar, but the narrative is still lacking in its relevancy and detail:

Most importantly what exactly is the scope of work Mr. Bittar intends to do—he has yet to elaborate to anyone in detail. His application calls for the proposed use of the building to be a single-family home {Q. 4 (a)} but the work called for in {Q. 4 (b)} is just to complete the building repairs he started last fall. This would not even come close to making the building habitable as a residence.

**TOWN OF READFIELD
PLANNING BOARD
LAND USE PERMIT APPLICATION
(Site Review)**

Permit Fee 100
Date Paid 2/10/14
Receipt # 16607

Town of Readfield
Readfield, Maine 04355
(207) 685-4939

Map 120 Lot 13

**Planning Board
Land Use Permit Application**

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

1. Robert helen bittar Agent (if any):
 Name _____ Name Cecelia Garton
 Address 309 waugan road N.Monmouth Me Address 1150 main street Readfield
 Address _____
 Phone# (W) _____ Phone# (W) 685 7348
 (H) 933 4965 (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 / resource protection

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

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

- a) _____ Single family home
 b) Provide a description of proposed use of development- Single family home

- ~~Complete renovation~~
complete building repairs we began last Fall
- the roof repair on the existing building
 - repair of the stone foundation and securing the existing foundation sill
 - install electricity to permit the repairs
 - repair the floor boards in the existing building
 - replace siding removed from the building during the foundation sill repairs
 - install a basement access door and temporary windows to permit safe work
 - cover any holes in the outside wall to seal the building and protect it
 - work implicit in completing the above repairs.

5. Lot Width Irregular Lot Depth Irregular Lot Area in Acres 2 +/- acres

6. If a structure is proposed to be built, or expanded: No expansion -No new structure

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 Robert and Helen Bittar Date 5/12/14

Signature of Agent (if any): Cecelia Reardon Date 5/12/14

Instructions for Completing the Review Criteria Questionnaire

A review by the Readfield Planning Board will be restricted to the criteria set forth in Article 6, Section 3.C, below. Following this Article is a questionnaire intended to help you provide information to demonstrate that your proposed use meets these criteria. Please respond to these questions as completely as possible as they relate to your proposed project. Any questions that you believe are not applicable, please state your reason. This will help provide the Board with the information necessary to conduct a fair and timely review.

Article 6, Section 3.C Review Criteria

Applicant: bittar

Planning Board Review Criteria Questionnaire

1. State how the proposed activity will not have an undue adverse affect on:
 - a) the scenic or natural beauty of the area none
repairing site
 - b) any historical sites that may be located on the property none
improve historical building
 - c) any significant wildlife habitat none yes, but not to be effected
 - d) any public rights for physical or visual access to any shoreline yes, access retained none
 - e) any rare and irreplaceable natural areas none

2. a) What other Town, State or Federal permits will be required for this project?
none will come back for water + septic
- b) Do you intend to apply for these permits? none not at this moment

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 N/A use erosion control techniques

(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
N/A

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.

Impact typical for single family dwelling

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?

Adequate own funds

b) What technical support will be used in connection with any design, development or use of the project?

none

c) Do you have any history of violations of previous land use approvals? the present stop work order for the current repairs in which our repair work has been judged to be a violation of LUO Reconstruction of a destroyed building

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?

Yes (These Flood Maps are available for your reference at the Town Office).
but not the structure

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? No

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? yes

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?

no develop or storage in Flood plain

- b) Are you aware that any wetland alteration requires additional permitting on the State or Federal level and will you be applying for those? None No
8. What part of your development or use will rely on or could impact groundwater?
None None at this time
9. a) State the nature of solid waste your proposal will generate both during development and the subsequent use of the property.
None Construction debris
- b) Will this solid waste be taken to the Town Recycling Station? no If so, how will the Town be compensated for handling such waste? _____
- c) If the solid waste is not to be taken to the Town Recycling Station, how do you plan to dispose of it? private sanitation
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
- b) Describe the anticipated extent of these impacts and how you intend to buffer or reduce them to a level acceptable to adjacent properties. No impact anticipated
12. a) What is the approximate percentage of slope of the land? ~~NA~~ 5-10
- b) What are the nature of the soils? ~~NA~~ Varved
- c) What is the nature and extent of the existing vegetation on the site of development or use?
upland wetland

13. a) What is the nearest waterbody (lake, pond, stream, brook)? Stream

b) What is the least distance between the waterbody and the project site? 72 feet

c) What part of your project could impact one of these waterbodies? None

d) How do you intend to minimize this impact? Not applicable

erosion control

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? N/A

not applicable at this time. will apply for plumbing wastewater later

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.

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.

N/A

16. What will your water requirements be for this use and what will be your water source? None yet

17. What types and amount of additional traffic do you expect as a result of this use?

None single family dwelling traffic

18. What are your plans for permanent access to the site of the proposed use? None

existing driveway

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? There is parking on the property for workers and an area available for materials storage. N/A

20. What is the estimated depth-to-frontage ratio of the lots you propose to create or develop?

None

21. Has a representative of the Readfield Fire Department reviewed your proposal?

N/A No

If so, what is their opinion and/or recommendations? _____

Land Use Permit Application
Robert and Helen Bittar

Narrative concerning PB Review Criteria

We request a permit to repair the inside of the house. Repairs will not:

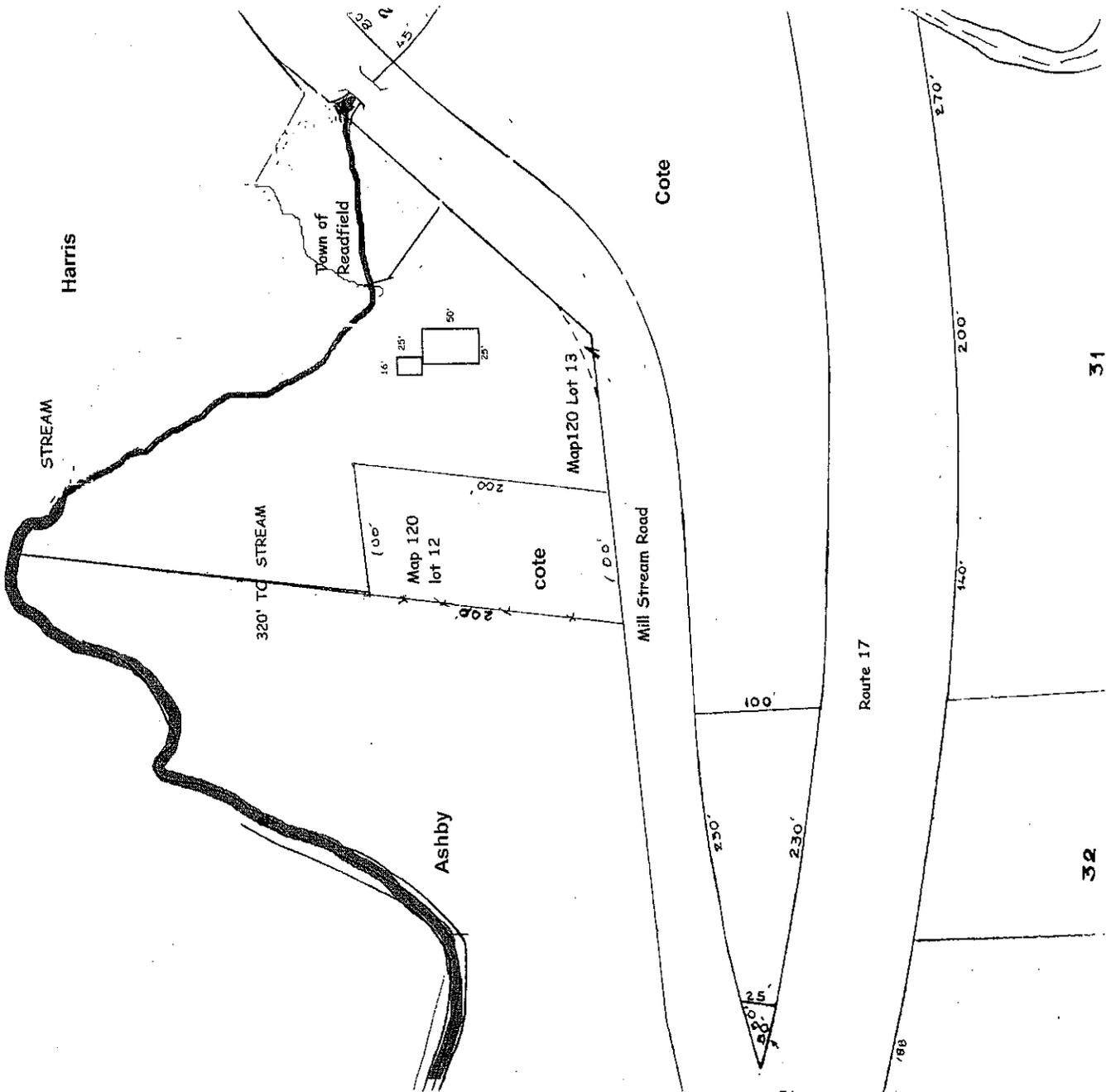
Extend the perimeter of the house or its foundation

Involve construction outside of the house

Begin a new building

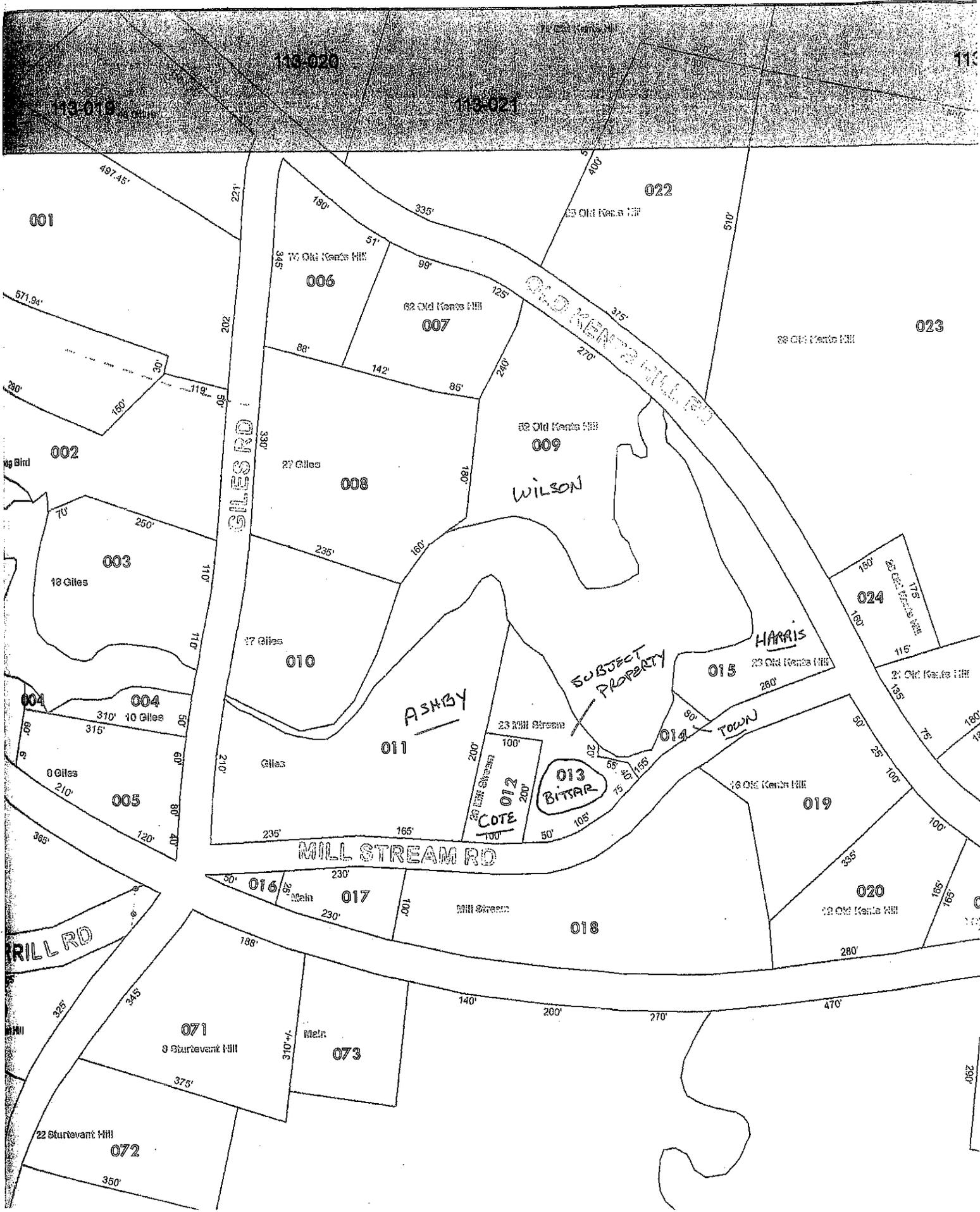
Therefore, issues negatively involving PB Criteria should not apply.

We would like repairs to be completed this summer.



TAX MAP 120

112



MapLot: 120-012
Cote Roland M 233
Cote Phyllis A
PO Box 156
Readfield ME 04355

MapLot: 120-015
Harris Willard Jr 453
Harris Bonnie C
26 Old Kents Hill Road
Readfield ME 04355

MapLot: 120-009
Wilson David 1341
Wilson Mary K
52 Old Kents Hill Road
Readfield ME 04355

~~MapLot: 120-018
Cote Roland M 1556
Cote Phyllis A
PO Box 156
Readfield ME 04355~~

~~MapLot: 120-014
Readfield Town of 1659
8 Old Kents Hill Road
Readfield ME 04355~~

MapLot: 120-011
Ashby Rayma 1845
PO Box 250
Readfield ME 04355 0250

ABUTTER

Received Kennebec SS.
11/21/2013 9:47AM
Pages 3 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

**TRANSFER
TAX
PAID**

WARRANTY DEED

STATUTORY SHORT FORM

GREGORY E. GILL, whose mailing address is 1381 Pond Road, Mount Vernon, Maine 04352, for consideration paid, grants to CECELIA REARDON, whose mailing address is 1146 Main Street, Readfield, Maine 04355, with **WARRANTY COVENANTS**, the land, with any buildings located thereon, in the **Town of Readfield, Kennebec County, State of Maine**, as more fully described on the attached EXHIBIT A, LEGAL DESCRIPTION, incorporated by reference herein.

WITNESS my hand and seal this 18 day of October, 2013.

Deborah Nichols
Witness

Gregory E. Gill
Gregory E. Gill

STATE OF MAINE, Kennebec County

Personally appeared the above named Gregory E. Gill and acknowledged the foregoing instrument to be his free act and deed.

SEAL

Dated: 10/18/13

Deborah Nichols
Notary Public/Attorney at Law

3
ROBERT BITTAR
309 Wangan Rd
11/21/2013

DEBORAH NICHOLS
NOTARY PUBLIC, MAINE
(print name/add seal) 11/4/2014

Received Kennebec SS.
11/21/2013 9:47AM
Pages 3 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

**TRANSFER
TAX
PAID**

WARRANTY DEED

(JOINT TENANCY)

STATUTORY SHORT FORM

CECELIA REARDON, whose mailing address is 1146 Main Street, Readfield, Maine 04355, for consideration paid, grants to ROBERT W. BITTAR AND HELEN M. ⁽³⁾ BITTAR, whose mailing address is 309 Waugan Road, North Monmouth, Maine 04265, with **WARRANTY COVENANTS**, as **JOINT TENANTS** the land, with any buildings located thereon, in the **Town of Readfield, Kennebec County, State of Maine**, as more fully described on the attached EXHIBIT A, LEGAL DESCRIPTION, incorporated by reference herein.

WITNESS my hand and seal this 23 day of October, 2013.

Celeste A. Gaylord
Witness

Cecelia Reardon
Cecelia Reardon

SEAL

STATE OF MAINE, Kennebec County

Personally appeared the above named Cecelia Reardon and acknowledged the foregoing instrument to be her free act and deed.

Dated: 10/23/13

Celeste A. Gaylord
Notary Public / ~~Attorney at Law~~

EXHIBIT A

LEGAL DESCRIPTION

A certain lot or parcel of land with buildings thereon and the contents therein, located in Readfield, Kennebec County and State of Maine, bounded and described as follows:

Beginning at a point on the northerly side line of the Mill Stream Road, so-called, said point being the southeasterly corner of land now or formerly Roland & Phyllis Cote (Bk. 2600, Pg. 122);

Thence generally northerly along the easterly line of land now or formerly said Cote about two hundred (200') feet to a point;

Thence generally westerly parallel to Mill Stream Road, so-called, one hundred (100') feet to a point and land now or formerly Roy Giles, formerly W.P. Roberts;

Thence generally northerly along the easterly line of land now or formerly Roy Giles about one hundred eighty (180') feet to the former high water line of Grist Mill Pond, so-called;

Thence generally southeasterly along the line of Mill Stream and Grist Mill Pond, so-called, to the land now or formerly owned Town of Readfield (Bk. 4663, Pg. 221) to a $\frac{3}{4}$ inch iron pipe;

Thence generally southeasterly along land now or formerly Town of Readfield (Bk. 4663, Pg. 221) approximately twenty eight feet & three inches (28'-3") to a $\frac{3}{4}$ inch iron rod and a 8 inch by 8 inch stone monument;

Thence generally southerly along land now or formerly Town of Readfield (Bk. 4663, Pg. 221) approximately forty five feet & five inches (45'-5") to a #4 iron rebar;

Thence generally westerly along northerly side of Mill Stream Road, so-called, approximately one hundred forty five (145') feet to a #4 iron rebar;

Thence generally northwesterly along northerly side of Mill Stream Road, so-called, approximately one hundred (100') feet to the point of beginning.

Also conveying the spring and all rights thereto located on the southerly side of Mill Stream Road, so-called, as described in a deed, Humphrey to Fish and recorded at the Kennebec County Registry of Deeds (Bk. 1168, Pg. 385).

GREGORY E. GILL

6059-19

INHABITANTS OF
TOWN OF READ

4663-22

MAG.
2001

Top of Bank
Approx former High water line
N 30° 55' - 21" E

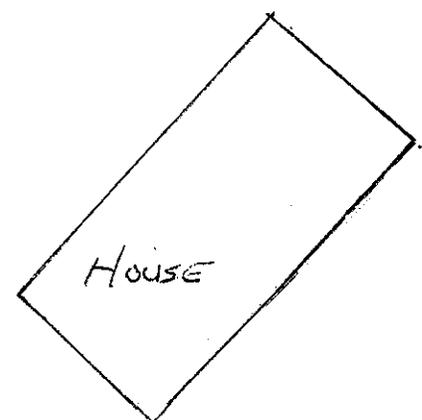
3/4" iron pipe fnd.

N 86° 04' - 33" W
28.3'

No. 4 Rebar set

N 28° 30' - 00" W
45.5'

No. 4 Rebar set



78'±
Tie line

Approx Lot

No. 4 Rebar set

STREAM

ROAD

Pole

N/F
C of E

Boundary agreement between
the Town and Greg Gill,
Per Dan Haniman survey.

1" = 25'

REPLACEMENT SYSTEM VARIANCE REQUEST

THE LIMITATIONS OF THE REPLACEMENT SYSTEM VARIANCE REQUEST

This form shall be attached to an application (HHE-200) for the proposed replacement system which requires a variance to the Rules. The LPI shall review the Replacement System Variance Request and HHE-200 and may approve the Request if all of the following requirements can be met, and the variance(s) requested fall within the limits of the LPI's authority.

1. The proposed design meets the definition of a Replacement System as defined in the Rules (Sec. 2006)
2. There will be no change in use of the structure except as authorized for one-time exempted expansions outside the shoreland zone of major waterbodies/courses.
3. The replacement system is determined by the Site Evaluator and LPI to be the most practical method to treat and dispose of the wastewater.
4. The BOD₅ plus S. S. content of the wastewater is no greater than that of normal domestic effluent.

GENERAL INFORMATION	Town of <u>READFIELD</u>
Permit No. _____	Date Permit Issued _____
Property Owner's Name: <u>GREG GILL</u>	Tel. No.: <u>685-4939</u>
System's Location: <u>MILL STREAM ROAD READFIELD</u>	
Property Owner's Address: <u>84 PARKVIEW AVENUE</u>	
(if different from above) <u>LIVERMORE FALLS, ME 04254</u>	

SPECIFIC INSTRUCTIONS TO THE LOCAL PLUMBING INSPECTOR (LPI):
If any of the variances exceed your approval authority and/or do not meet all the requirements listed under the Limitations Section above, then you are to send this Replacement System Variance Request, along with the Application, to the Department for review and approval consideration before issuing a Permit. (See reverse side for Comments Section and your signature.)

SITE EVALUATOR:
If after completing the Application, you find that a variance for the proposed replacement system is needed, complete the Replacement System Variance Request with your signature on reverse side of form.

PROPERTY OWNER:
It has been determined by the Site Evaluator that a variance to the Rules is required for the proposed replacement system. This variance request is due to physical limitations of the site and/or soil conditions. Both the Site Evaluator and the LPI have considered the site/soil restrictions and have concluded that a replacement system in total compliance with the Rules is not possible.

PROPERTY OWNER:
I understand that the proposed system requires a variance to the Rules. Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request.

_____ SIGNATURE OF OWNER _____ DATE

LOCAL PLUMBING INSPECTOR:
I, _____, the undersigned, have visited the above property and have determined to the best of my knowledge that it cannot be installed in compliance with the Rules. As a result of my review of the Replacement Variance Request, the Application, and my on-site investigation, I (check and complete either a or b):

a. (approve, disapprove) the variance request based on my authority to grant this variance. Note: If the LPI does not give his approval, he shall list his reasons for denial in Comments Section below and return to the Applicant. --OR--

b. find that one or more of the requested Variances exceeds my approval authority as LPI. I recommend do not recommend) the Department's approval of the variances. Note: If the LPI does not recommend the Department's approval he/she shall state his/her reasons in Comments Section below as to why the proposed replacement system is not being recommended.

Comments _____

_____ LPI SIGNATURE _____ DATE

Replacement System Variance Request

VARIANCE CATEGORY	LIMIT OF LPI'S APPROVAL AUTHORITY						VARIANCE REQUESTED TO:	
SOILS								
Soil Profile	Ground Water Table			to 7"			10 inches	
Soil Condition	Restrictive Layer			to 7"			inches	
from HHE-200	Bedrock			to 12"			inches	
SETBACK DISTANCES (in feet)	Disposal Fields			Septic Tanks			Disposal Fields	Septic Tanks
	from	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	To
Wells with water usage of 2000 or more gpd or public water supply wells	300 ft	300 ft	300 ft	100 ft	100 ft	100 ft		
Owner's wells	100 down to 60 ft[a]	200 down to 100 ft	300 down to 150 ft	100 down to 50 ft[b]	100 down to 50 ft	100 down to 50 ft	+60'	+25'
Neighbor's wells	100 down to 60 ft [f]	200 down to 120 ft [f]	300 down to 180 ft [f]	100 down to 50 ft [f]	100 down to 75 ft [f]	100 down to 75 ft [f]		
Water supply line	10 ft [h]	20 ft [h]	25 ft [h]	10 ft [h]	10 ft [h]	10 ft [h]		
Water course, major - for replacements only, see Table 400.4 for major expansion	100 down to 60 ft[d]	200 down to 120 ft[d]	100 down to 180 ft[d]	100 down to 50 ft[b]	100 down to 50 ft	100 down to 50 ft		
Water course, minor	50 down to 25 ft [e]	100 down to 50 ft [e]	150 down to 75 ft [e]	50 down to 25 ft [e]	50 down to 25 ft [e]	50 down to 25 ft [e]		
Drainage ditches	25 down to 12 ft	50 down to 25 ft	75 down to 35 ft	25 down to 12 ft	25 down to 12 ft	25 down to 12 ft		
Edge of fill extension -- Coastal wetlands, special freshwater wetlands, great ponds, rivers, streams	25 ft [e]	25 ft [e]	25 ft [e]	25 ft [e]	25 ft [e]	25 ft [e]		
Slopes greater than 3:1	10 ft [g]	18 ft [g]	25 ft [g]	N/A	N/A	N/A		
No full basement (e.g. slab, frost wall, columns)	15 down to 7 ft	30 down to 15 ft	40 down to 20 ft	8 down to 5 ft	14 down to 7 ft	20 down to 10 ft		
Full basement (below grade foundation)	20 down to 10 ft	30 down to 15 ft	40 down to 20 ft	8 down to 5 ft	14 down to 7 ft	20 down to 10 ft	14'	5'
Property lines	10 down to 5 ft[c]	18 down to 9 ft[c]	20 down to 10 ft[c]	10 down to 4 ft[c]	15 down to 7 ft[c]	20 down to 10 ft[c]		
Burial sites or graveyards, measured from the downhill toe of the fill extension	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft		

OTHER

1. **STEEPEN SLOPE SLIGHTLY NEAR ROAD TO KEEP FILL OFF ROADWAY**
2. **LETTER OF NO OBJECTION REQUIRED TO PLACE FILL IN TOWN RIGHT-OF-WAY**
3. **OWNER MUST DRILL NEW WELL AT LEAST 60 FEET FROM DISPOSAL SYSTEM**

Footnotes: [a] Single-family well setbacks may be reduced as prescribed in Section 701.2
 [b] This distance may be reduced to 25 feet, if the septic tank or holding tank is tested in the plumbing inspector's presence and shown to be watertight or of monolithic construction.
 [c] Additional setbacks may be needed to prevent fill material extensions from encroaching on abutting property.
 [d] Additional setbacks may be required by local Shoreland zoning.
 [e] Natural Resources Protection Act requires a 25 foot setback on slopes of less than 20%, from the edge of soil disturbance and 100 feet on slopes greater than 20%. See Chapter 15.
 [f] May not be any closer to neighbor's well than the existing disposal field or septic tank unless written permission is granted by the neighbor. This setback may be reduced for single family houses with Department approval. See Section 702.3.
 [g] The fill extension shall reach the existing ground before the 3:1 slope or within 100 feet of the disposal field.
 [h] See Section 1402.10 for special procedures when these minimum setbacks cannot be achieved.

WILLIAM P BROWN *William P Brown*
 SITE EVALUATOR'S SIGNATURE

1/11/2003
 DATE

FOR USE BY THE DEPARTMENT ONLY

The Department has reviewed the variance(s) and does does not give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

 SIGNATURE OF THE DEPARTMENT

 DATE

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
 Division of Health Engineering, 10SHS
 (207)287-5672 FAX (207)287-3165

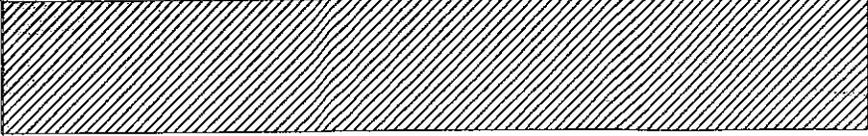
PROPERTY LOCATION

>> CAUTION: PERMIT REQUIRED -- ATTACH IN SPACE BELOW <<

City, Town, or Plantation: **READFIELD**

Street or Road: **26 MILL STREAM ROAD**

Subdivision, Lot #



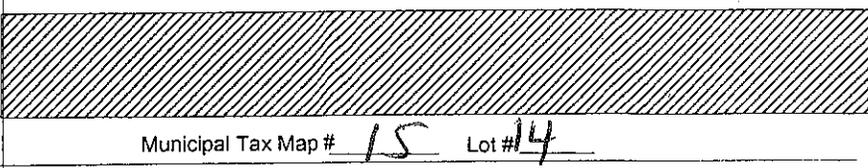
The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached HERE by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules

OWNER/APPLICANT INFORMATION

Name (last, first, MI): **GILL, GREG** Owner Applicant

Mailing Address of Owner/Applicant: **84 PARKVIEW AVENUE
LIVERMORE FALLS, ME 04254**

Daytime Tel. #: **685-4939**



Municipal Tax Map # **15** Lot # **14**

OWNER OR APPLICANT STATEMENT

I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in conformance with the Subsurface Wastewater Disposal Rules Application

(1st) Date Approved

Signature of Owner/Applicant

Date

Local Plumbing Inspector Signature

(2nd) Date Approved

PERMIT INFORMATION

TYPE OF APPLICATION <input type="checkbox"/> 1. First Time System <input checked="" type="checkbox"/> 2. Replacement System Type replaced <u>TRENCH</u> Year installed <u>60'S</u> <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. Minor Expansion <input type="checkbox"/> b. Major Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	THIS APPLICATION REQUIRES <input type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector approval <input type="checkbox"/> b. State & Local Plumbing Inspector approval. <input checked="" type="checkbox"/> 3. Replacement System Variance <input checked="" type="checkbox"/> a. Local Plumbing Inspector approval <input type="checkbox"/> b. State & Local Plumbing Inspector approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS <input checked="" type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt. toilet) <input type="checkbox"/> 3. Alternative Toilet, specify _____ <input type="checkbox"/> 4. Non-Engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pretreatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous Components
SIZE OF PROPERTY 0.83 <input type="checkbox"/> sq. ft. <input checked="" type="checkbox"/> acres	DISPOSAL SYSTEM TO SERVE: <input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: <u>3</u> <input type="checkbox"/> 2. Multiple Family Dwelling Unit, No. of Units: _____ <input type="checkbox"/> 3. Other _____ (specify) Current Use <input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped	TYPE OF WATER SUPPLY <input type="checkbox"/> 1. Drilled Well <input checked="" type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other
SHORELAND ZONING <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK <input checked="" type="checkbox"/> 1. Concrete <input checked="" type="checkbox"/> a. Regular <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other _____ CAPACITY <u>1000</u> GAL.	DISPOSAL FIELD TYPE & SIZE <input checked="" type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. cluster array <input type="checkbox"/> c. Linear <input type="checkbox"/> b. regular load <input type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other _____ SIZE <u>900</u> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	GARBAGE DISPOSAL UNIT <input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. increase in tank capacity <input type="checkbox"/> d. Filter on Tank Outlet	DESIGN FLOW <u>270</u> gallons per day BASED ON: <input checked="" type="checkbox"/> 1. Table 501.1 (dwelling unit(s)) <input type="checkbox"/> 2. Table 501.2 (other facilities) SHOW CALCULATIONS -for other facilities-
SOIL DATA & DESIGN CLASS PROFILE CONDITION DESIGN <u>3 / D / 3</u> at Observation Hole # <u>TP-1</u> Depth <u>10"</u> of Most Limiting Soil Factor	DISPOSAL FIELD SIZING 1. <input type="checkbox"/> Small - 2.0 sq. ft./gpd 2. <input type="checkbox"/> Medium - 2.6 sq. ft./gpd 3. <input checked="" type="checkbox"/> Medium-Large - 3.3 sq. ft./gpd 4. <input type="checkbox"/> Large - 4.1 sq. ft./gpd 5. <input type="checkbox"/> Extra-Large - 5.0 sq. ft./gpd	EFFLUENT/EJECTOR PUMP 1. <input checked="" type="checkbox"/> Not Required 2. <input type="checkbox"/> May Be Required 3. <input type="checkbox"/> Required >> Specify only for engineered or experimental systems DOSE _____ gallons	<input type="checkbox"/> 3. Section 503.0 (meter readings) ATTACH WATER METER DATA

SITE EVALUATOR'S STATEMENT

I certify that on 9/15/98 & 1/11/03 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

William P Brown
 Site Evaluator Signature

188
 SE#

1/11/2003
 Date

WILLIAM P BROWN
 Site Evaluator Name Printed

293-2110
 Telephone #

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX 207 287-4172

Town, City, Plantation

Street, Road, Subdivision

Owners Name

READFIELD

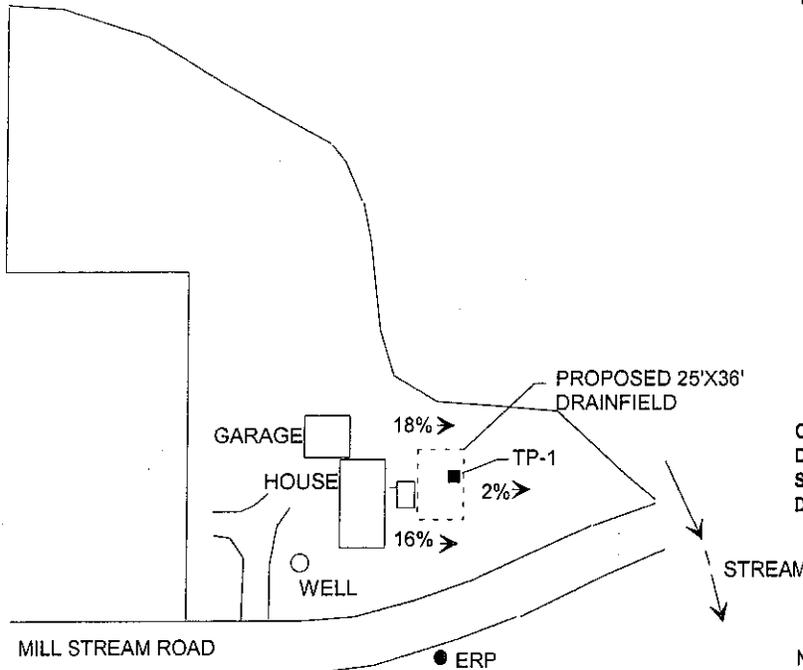
MILL STREAM ROAD

GREG GILL

SITE PLAN

Scale 1" = **100** Ft.

SITE LOCATION PLAN
(Map from Maine Atlas recommended)



ERP TO TP-1 = 52'
PROPOSED SYSTEM TO EXISTING WELL = 54 FT
PROPOSED SEPTIC TANK TO WELL = 47 FT
PROPOSED SYSTEM IS 145 FT FROM STREAM

OWNER MUST ABANDON EXISTING DUG WELL AND DRILL A NEW WELL AT LEAST 25 FEET FROM THE SEPTIC TANK AND AT LEAST 60 FEET FROM THE DISPOSAL FIELD

NEW SEPTIC TANK TO BE A ONE-PIECE TANK

LETTER OF NO OBJECTION REQUIRED TO INSTALL FILL FOR SEPTIC SYSTEM IN TOWN ROAD R.O.W.

SOIL DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole TP-1 Test Pit Boring
1" Depth of Organic Horizon Above Mineral Soil

Observation Hole Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0	FINE SANDY LOAM	FRIABLE	DARK BROWN	NONE
10			YELLOW BROWN	COMMON
20	LOAMY SAND	FIRM	OLIVE BRN	
30				
40				
50				

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification **3 D** Slope **16-18%** Limiting Factor **10"**
Profile Condition

Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Soil Classification Slope % Limiting Factor "
Profile Condition

Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

WILLIAM P BROWN

William P Brown

188
SE #

1/11/2003
Date

Page 2 of 3
HHE-200 Rev. 7/97

Site Evaluator Signature

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation

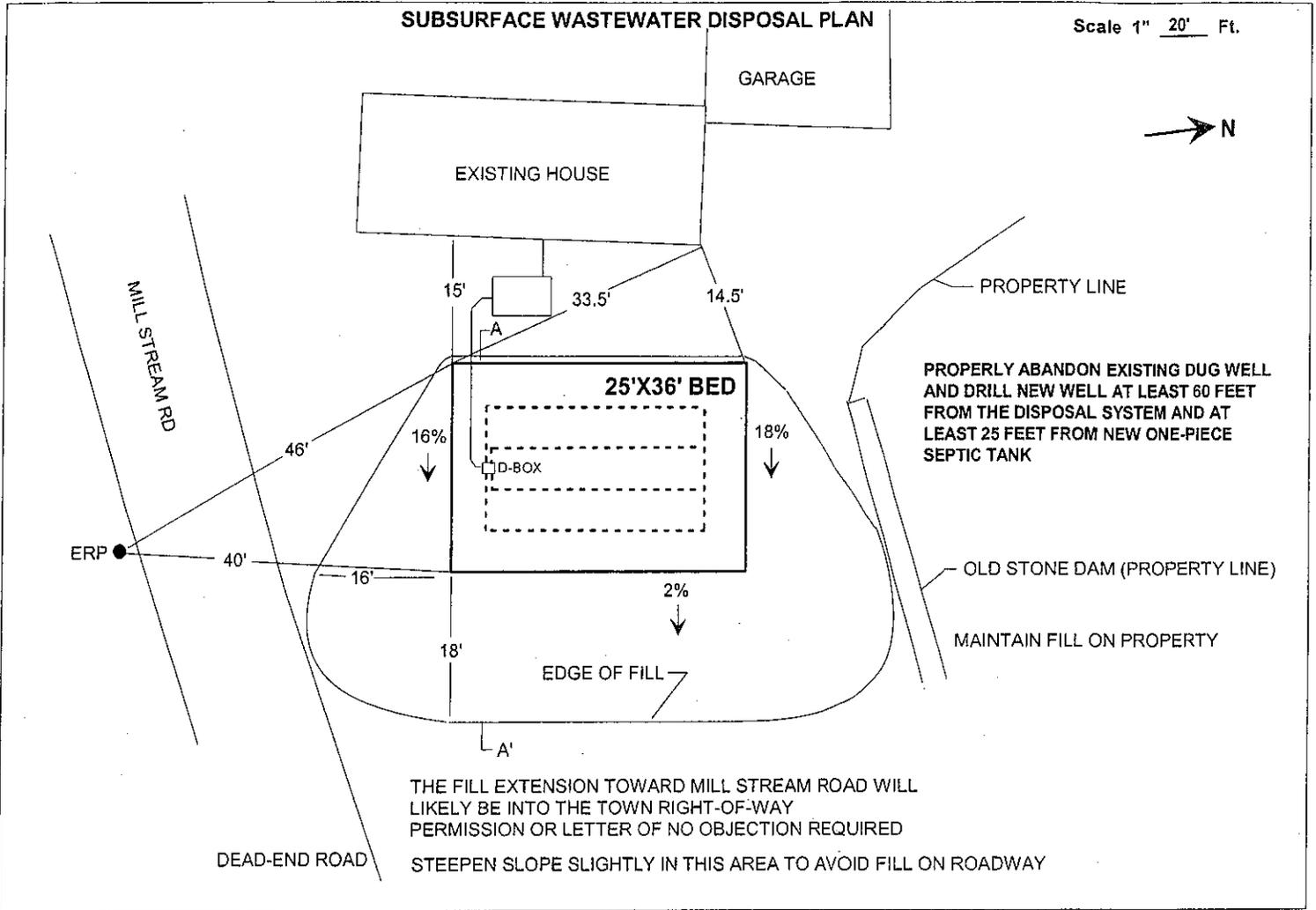
Street, Road, Subdivision

Owners Name

READFIELD

MILL STREAM ROAD

GREG GILL



Scale 1" = 20' Ft.

FILL REQUIREMENTS

Depth of Fill (Upslope) 0 "
Depth of Fill (Downslope) 46 "

CONSTRUCTION ELEVATIONS

Reference Elevation is 00 "
Bottom of Disposal Area -34 "
Top of distribution Lines or Chambers -23 "

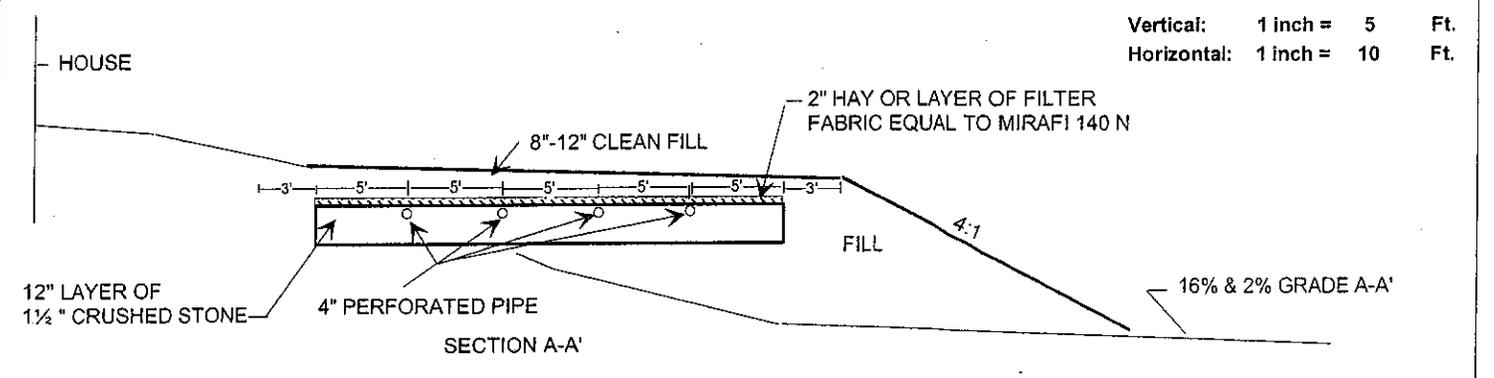
ELEVATION REFERENCE POINT LOCATION & DESCRIPTION

FLAGGED NAIL IN POWER POLE, 4 FEET ABOVE GROUND

DISPOSAL AREA CROSS SECTION

Scale:

Vertical: 1 inch = 5 Ft.
Horizontal: 1 inch = 10 Ft.



REMOVE STUMPS AND VEGETATION IN DISPOSAL AREA
SCARIFY ENTIRE FILL AREA
ALL FILL SHALL BE GRAVELLY COARSE SAND
MIX 4 INCHES OF FILL MATERIAL THOROUGHLY WITH ORIGINAL SOIL TO FORM A TRANSITION ZONE (ACCORDING TO CHAPTER 12 PLUMBING CODE)
CROWN FINISH GRADE FROM CENTER AT 3%
OR SLOPE ALL ONE-WAY (AS SHOWN)
LOAM, SEED, MULCH DISTURBED AREAS

WILLIAM P BROWN *William P Brown*
Site Evaluator Signature

188
SE #

9/15/98 REVISED 1/11/2003
Date

Page 3 of 3
HHE-200 Rev. 1/84



TOWN OF READFIELD

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

February 5, 2003

Mr. Greg Gill
84 Parkview Ave.
Livermore Falls, ME 04254

Dear Greg,

You have submitted an application to the Town to install a replacement subsurface wastewater disposal system on your property located at 26 Mill Stream Road (Assessor's map 15 lot 14). The design depicted on the HHE-200 form is for a 25 ft. x 36 ft. stone bed and was prepared by Site Evaluator, William Brown originally on 9/15/98 and updated 1/11/03.

This design indicates that a small portion of the southerly fill extension may need to encroach into the Town right-of-way of the Mill Stream Road in order to maintain the required 4:1 fill extension slope. As per your request to the Board of Selectmen on July 9, 2001, the Board agreed they had no objection to this encroachment of the fill extension into the right-of-way.

This letter of "no objection" is not an easement or other conveyance of land rights within the road right-of-way and is given provided the project will not interfere now or in the future with the use of the road or any related activities.

Sincerely,

Clifford Buuck
CEO, LPI

6.1

ONGOING CONCERNS/IDEAS: BOARD OF SELECTMEN.

All of the Selectmen had received calls concerning the lack of lawn maintenance in the cemeteries. Sexton, Charles Brossy was present and reported that the hired contractor had a death in his family and had fallen behind on the maintenance. Some of the Selectmen didn't want to hear any excuses for there is a contract and Mr. Welch owner of, "Looking Good", needs to get the cemetery lawns cut.

Town Manager Gill reported that he had sent three messages to Mr. Welch, the last being that if the Cemeteries were not all cut by June 26, 2001, that the Town would hire outside help and subtract the cost from Mr. Welch's last payment.

The Manager also reported that Mr. Welch's contract runs out on July 2, 2001 and that 2001/2002 lawn maintenance proposals will be opened at the next Selectmen's meeting.

Manager Gill requested that out going Selectmen John Lord be appointed as Chairman of the Veteran Memorial Committee.

ON MOTION from Mr. Harris, seconded by Mr. Moran, it was moved to appoint John Lord as chairman of the Veteran Memorial Committee. VOTE 3-0-1(JL) Mr. Lord was being appointed.

Chairman Prysunka moved the meeting to item number 6.3

6.2

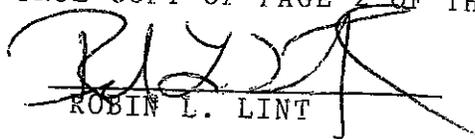
REPORT ON MILL STREAM TURNAROUND / DAN HARRIMAN: BOARD OF SELECTMEN.

Dan Harriman was hired by the Town to locate the boundary line between Mill Stream Town owned property and property owner Gregory Gill.

Dan reported that there is no hard evidence as to where the line is but he feels pretty sure about some of the land points. From these points Dan is recommending that the Town and Mr. Gill enter into a line agreement.

ON MOTION from Mr. Lord, seconded by Mr. Harris, it was moved that the Town enter into a line agreement with Mr. Gregory Gill so as to establish a property line between the two owners. Mr. Dan Harriman is to draw up the required land descriptions and placed the required pins to mark the boundary. VOTE 4-0-0

I ROBIN L. LINT, DEPUTY TOWN CLERK FOR THE TOWN OF READFIELD ATTEST THAT THIS PAPER IS A TRUE COPY OF PAGE 2 OF THE SELECTMEN'S MIN. DATED JUNE 25, 2001.


ROBIN L. LINT

READFIELD BOARD OF APPEALS
PUBLIC HEARING MINUTES - 04/16/2014 *unapproved*

FYI

Members in attendance: Gene Murray, Tom Dunham, Peter Bickerman, Mary Denison and Lisa Hewitt.

Others in attendance: Clif Buuck (CEO), Robert Bittar, Phyllis Cote, Roland Cote, Willard Harris and Bonnie Harris.

Peter Bickerman called the public hearing to order at 7:02 pm. Mr. Bickerman identified the purpose of the hearing, which is to receive comments regarding an application for an administrative appeal submitted by Robert & Helen Bittar. The application alleges that an error was made in the denial of a permit and a stop work order erroneously issued by the CEO for a building located at 26 Mill Stream Road, and further identified on the Assessor's map 120 as lot 013. A site visit was held prior to the hearing.

It was noted the applicant has the burden of proof, but because the appeal is based on an order of the CEO, Mr. Bickerman asked Mr. Buuck to provide a summarized history of events. Mr. Buuck stated in November of 2013 Mr. Bittar and his consultant Doug Riley met with him to discuss possibilities for this building, which was purchased on 11/21/2013. They reviewed the code file and septic design and discussed ideas for restoring the house and perhaps converting it to another use. It has always been a single family home, last occupied in 1998 by Mr. Lake. Mr. Lake had an outhouse in the barn and a dug well by the side of the house and some knob/tube wiring. Mr. Buuck said this should be a reconstruction project and it should go to the planning board as an application for reconstruction of a non-conforming structure. This is where the discussion was ended. It was a legally existing non-conforming building. Mr. Buuck later noticed a roof going on, which was not problematic, but next he observed cement trucks on site and a new floor was being put in the basement where there had never been a floor. This is when he issued the stop work order because it was becoming reconstruction rather than maintenance and required proper review and permitting. There has been no application made. He stated the project requires planning board application and review. He would subsequently issue a permit based on their findings. If it was a conforming structure the CEO himself could issue the permit.

Mr. Buuck stated the 50% rule triggers the definition of reconstruction. Mr. Bickerman referenced and read the section in the LUO pertaining to this rule. There was a varied discussion as to how the project applies in regard to the rule. Conforming use and planning board review was discussed. Mr. Buuck said it is doubtful that a conforming building could be built on the lot due to the constraints of the lot.

The planning board meeting on 12/03/2013 was discussed. Mr. Bittar was present at that meeting but was not on the agenda. He requested permission to continue working on the structure and was told he would need to file an appeal.

Ms. Denison referenced the section of the ordinance in regard to the 50% rule. There was a discussion. Ms. Denison explained the difference between a non-conforming structure and a non-conforming lot. How to deal with gradual deterioration over a period of years was discussed. The definition of reconstruction was focused on and the definition of structure was considered. Mr. Buuck said it is clear to him the project is reconstruction, which needs to go to the planning board for review, and it is his job is to see that the process is followed.

Mr. Bittar requested the conversation be continued. He requested the board review the section in the ordinance regarding reconstruction or replacement and he read the section pertaining to this. He referenced it excludes normal repair and maintenance. He believes this project is simply repair and maintenance. He said normal is difficult to define with a building this old. He distributed a packet to the board which included pictures. He stated his advisors, who were not present at the meeting, both agreed the project is for repairs only and not reconstruction. He has worked with the design to keep every possible element of the existing building and not to reconstruct it. He showed pictures of the way it looked when he walked in. Mr. Bittar said the basement was

stabilized, not reconstructed, and referenced the pertinent section in the ordinance for this. He referenced deeds back to 1998 in regard to lot conformance and said it probably would be conformable due to lot size as it sits near the stream.

Mr. Bittar then gave a history of the previous owner's, Greg Gill, application for a septic system. It requests a variance from the town and the town then found a way for Mr. Gill to achieve his variance. He distributed this letter to the board. He specified a note in the corner of the letter written by Mr. Buuck stating he is working with Mr. Gill through DOT to get a variance. Mr. Bittar then said he asked CEO Jacki Robbins if he needed a permit and was told no. He began to put the roof on and as it was peeled off it was necessary to do the subsequent repairs for the safety of the structure. He said this is repair.

Mr. Bittar then continued to give a summary of how Mr. Buuck overturned Ms. Robbin's approval and stapled the stop work notice to the door. He feels this was unnecessary and he would like equal treatment based on the established ordinance.

The foundation work was discussed. Cement was poured in over a non-conforming structure. Mr. Bittar said he did not feel the need for any type of permit to pour the foundation as it is four inches thick with nothing in it to reinforce it. Mr. Bittar said if it was determined the foundation walls were not stable, he would have to have planning board approval. Ms. Denison referenced determining a finding of greatest practical extent and she illustrated a specific example she recalled from her previous service on the planning board. She said it took approximately 25 minutes. Mr. Bittar said he thought it would take months to go through the planning board process. Mr. Buuck said the building may have to be moved due to the 50% construction rule.

Mr. Bittar said he paid \$24,000 to Cecelia Reardon for the property and began work on the property the day he purchased it. He has not reviewed the bills but estimated approximately \$3-4,000 has been spent to date. He said Ms. Reardon asked Jacki Robbins about doing a roof and other necessary changes and the answer was no permit was needed. Ms. Reardon and Ms. Robbins were not in attendance. Mr. Bickerman referenced Mr. Riley's letter and read the bullet points. Mr. Bickerman said this is evidence of need for planning board site review. Mr. Bittar said it is not replacement, it is not enlarged and it is not a new foundation.

The 12/03/2013 planning board meeting was again discussed. Mr. Bittar shared a survey map by Dan Harriman with the board. Mr. Bickerman asked if there was any dispute about the structure being non-conforming. No clear answer was given. Ms. Hewitt asked Mr. Bittar if he considered what he was doing 'normal' repair. Mr. Bittar answered absolutely yes.

Phyllis Cote, abutter, said there were a lot of rocks removed prior to putting the foundation in. She gave a history of her relationship with Cecelia Reardon. Mr. Bittar explained how he came to own the property.

Mr. Dunham asked if it was built in two structures. Mr. Bittar said yes. He asked if this was the stone foundation that was repaired. Mr. Bittar said yes, part of it.

Mr. Bickerman said in order to grant the appeal would mean there is no need for planning board review. Mr. Bittar said in regard to the work that has been done so far no planning board review was needed. He said the work that has been done is normal repair.

Bonnie Harris, abutter, asked what the value of the house is. Mr. Buuck answered the house is assessed at \$1,500.

Mr. Buuck said the focus should be on the definition of 'normal' in regard to repair and maintenance to prevent further deterioration and to maintain it in its normal state. Mr. Buuck said he took offense toward the reference

to favoritism with Mr. Gill but the board stated this was not recognized, nor was the reference to Jacki Robbins recognized. Mr. Buuck said the foundation, which the slab is a foundation by definition, is new. He offered to help Mr. Bittar with the planning board process. Mr. Buuck said the reconstruction/replacement provision is a very common application to the planning board. It costs \$100 and takes two meetings. Mr. Buuck said he has not received an application for a building permit. Mr. Bittar said he has not poured a new slab; he repaired and stabilized the foundation.

The board moved to the public deliberation phase of the hearing. Ms. Hewitt said it is not a normal house; it is not livable and could not be considered normal repair and upkeep. Ms. Denison said historic preservation is important, but said she hears disdain for municipal regulation from the applicant and she is upset with how the interaction with Mr. Buuck has been described. She also said the reconstruction definition is difficult to work with. She feels the slab is not a true slab but this still needs a finding from the planning board in order to determine if there is a more conforming location for the building. Ms. Denison said she thinks the ordinance is contrary in its definitions. Mr. Dunham said he agreed with Ms. Denison about the slab because he does not consider a slab as part of a foundation. Mr. Dunham questioned what would be considered normal work for a 200 year old building and feels Mr. Bittar is repairing what needs to be repaired in the building. Mr. Buuck again explained the planning board application process. Mr. Murray said discussions about people who are not in attendance would not be considered relevant. He said the board does not have enough information to work on. Mr. Bickerman said the board's job is to determine whether Mr. Buuck acted properly. He referenced the building being assessed at \$1,500 and said he has trouble with this being normal repair; this would require planning board approval. Mr. Bickerman said his opinion is the CEO acted within his legal authority by saying the project needs planning board approval. Mr. Dunham said the foundation is not new, it is being repaired. Ms. Hewitt said it very clear in the permit requirements that if the project exceeds \$2,000 it requires a permit.

MOTION by Mr. Bickerman that the appeal be denied, **SECOND** by Mr. Murray; **VOTE** 4-1-0 (Mr. Dunham opposed). The chair will draft a decision and circulate it by email.

Mr. Dunham said the project fits into the normal maintenance on a building that old, but he does agree with some of what the other board members said.

Four board members were in support of the CEO's decision to issue the stop work order. Four board members agree the project exceeds normal repair and maintenance and would require planning board review.

The hearing was adjourned at 8:40 pm.

Recorded by Deborah Nichols

Readfield Planning Board Minutes 04/15/2014

Planning Board Members present: Paula Clark, Chair; William Buck, Don Witherill, Andy Tolman and Jay Hyland.

Others present: CEO Clif Buuck

Public Hearing: The Board considered comments from the public hearing held on April 1st and further refined the language to the proposed Land Use Ordinance revisions relating to Parking Areas (Art. 8, section 17); the new subsection 6 to Art. 8, section 19 regarding recreational trails for winter use; and modifications to Article 10, Road Standards.

Motion by Jay Hyland to approve the revisions as amended and to recommend adoption at the annual town meeting. Motion seconded by Bill Buck. **vote** 5-0-0.

Motion by Don Witherill, seconded by Jay Hyland, to approve the minutes of April 1, 2014 as written. Vote: 3-0-2.

The meeting was adjourned at 8:15 pm.

Recorded by Clif Buuck