

## Readfield Planning Board Minutes 05/01/13—APPROVED

**Members Present:** Paula Clark, Chair; Bill Buck, Jay Hyland, Don Witherill, Jack Comart

**Others Present:** Lee Simmon, Eben Dumaine, Cindy Dumaine, Bob Enmun, Deane Mushlit, Nancy Leavitt, Keith Leavitt, Grace Keene, Robert Gramlich, Dorothy McDonald, Linda Gramlich, Marianne Perry, John Perry, Laura Flight, Chris Dumaine.

### **Continuing application for Eben & Cindy Dumaine to construct and operate an 18-hole Frisbee golf course at 52 South Road,**

At 7:05 pm, Chair Clark called the meeting to order and recapped the application which has been a part of five meetings, three of which were a part of the public hearing. The purpose of this meeting is for the PB to further deliberate on the application based on new information and changes in the design of the course and operation procedures. Also, to focus more on the “adjacent land use” criteria.

Each member made specific comments based on the public hearings to date:

Bill Buck: (1) Does it meet ADA requirements?, (2) Infringement on school property should require a hedge, (3) “Tees” should be fixed in their locations proposed, (4) Leavitt’s should be entitled to a hedge buffer—not a fence.

Jay Hyland: (1) ADA comments are not in the PB jurisdiction, (2) A vegetative hedge between the Dumaine’s and the elementary school would not be appropriate, (3) A hedge between Dumaine’s property and the Leavit property would be appropriate, (4) Time of operation should be sunset, not dark.

Don Witherill: (1) ADA is not a requirement under the LUO, (2) Boundary with the school is not an issue, (3) Relocation of “Tees” should require new review, (4) A hedge between Dumain & Leavitt would be appropriate, (5) hours of operation should end ½-hr. after sunset, and (6) Foot traffic is the major erosion & sediment control issue.

Jack Comart: (1) ADA or school boundary are not issues at this time, (2) “Tees” could be moved if they resulted in no further encroachment on abutters, (3) Hours of operation should cease 30 minutes after sunset; (4) Sunday hours should be reduced; and (5) Parking is not adequately screened from the South Rd., especially along property lines.

Paula Clark: (1) Discussion has been helpful, the Dumaine’s responsive, but a difficult decision is at hand, (2) The project may be approvable but with appropriate conditions to protect the residential character of the neighborhood, (3) per Standard Conditions of Approval, permit does not necessarily have to run with the land if approved otherwise.

After extended discussion, Motion was made by Jack Comart, seconded by Bill Buck, to approve the application with the following conditions:

1. A landscape professional is to develop a vegetative screening plan to be reviewed for acceptance by the Planning Board on May 21, 2013, to include:
  - Planting of shrubs or trees parallel to the driveway, sufficient in size and species to provide year-round screening of the customer parking area;
  - vegetative screening of a species & spacing to be installed along Dumaine's northerly boundary extending from the northeasterly corner (rear) of the Dumaine's house running easterly approximately 70 ft. to center of abutter's (Leavitt's) shed; planting must be a minimum of 4 ft. in height and of a species expected to attain 6 ft. in height within three years;
2. No amplified sound will be associated with the course activities;
3. No lighting shall be installed on the course, a down-directional light on the clubhouse is permitted;
4. Off-street customer parking only is permitted;
5. Course play must cease 30 minutes after sunset;
6. All trash must be properly disposed of;
7. Start time is approved as proposed except for Sundays, which must not begin until 10 a.m.;
8. Course is to be closed one day/week;
9. Erosion & sedimentation control plan must be complied with, with emphasis on trail maintenance;
10. Compliance with all other elements of operation plan and rules of use as submitted;
11. In the event a "tee" or target is relocated, there must not be any further encroachment on abutting property boundaries than currently proposed;
12. Errant discs leaving the property must be retrieved by business owners and this policy must be included in the official user rules;
13. Course must have on-site supervision by owner/operators at all times it is open for business;
14. Permit is not transferable to another purchaser or lessee of the property without prior approval of the Planning Board;
15. This business activity is to be reviewed during October 2014 (with any relevant Code Enforcement records part of review) and thereafter as may be determined at that time by the Planning Board; and
16. Standard conditions of Approval.

Meeting adjourned at 10 p.m.

Recorded by Clif Buuck