

**Parsonsfield Planning Board Meeting
Tuesday, June 21, 2016
Minutes**

Planning Board Members in Attendance:

S. Tiffany Brendt, vice-chair
Todd Crooker
Donna Dulude
Carl Nance
John Wagner

CEO David Bower in Attendance

Also in attendance:

Henry McKeown, Peter Nielsen, Nancy Nielsen, Edward Griggs, Frank Sanborn, Daniel Dunwells, Linda Corbin, Steve Horn, Roger Rocray, Michael W. Kemp

Vice-chair Brendt called the meeting to order at 7:05.

May 17 Meeting Minutes Approved

The minutes from the May 17, 2016 Planning Board meeting were reviewed. Mr. Wagner motioned to approve and Mr. Crooker seconded the motion. The Board unanimously voted to approve the minutes.

Preliminary Discussion: Linda Corbin, Proposal for Subdivision on Fenderson Road

Ms. Corbin has applied for a minor sub-division on a 9.66 acre parcel on Fenderson Road, which already has 2 homes. The first home was installed in 1974, and the second in 2013. Ms. Corbin would like to add 2 more lots and install 2 more mobile homes which she plans on renting. There would be no need for a new road. She presented a map from a 1974 survey.

Discussion:

Ms. Brendt asked about the distance between the driveways: 200 feet

Ms. Brendt asked if there are plans to put in full foundations: No. The mobile homes would be on a slab with hurricane tie-downs in case Ms. Corbin wants to sell the property in the future.

Mr. Bower stated the property is in the Rural Zone, which requires 2 acres per lot. The plan satisfies the acreage and frontage requirements.

Comments:

Ms. Brendt asked for comments from the meeting attendees.

Abutter Michael Kemp asked about how this would affect his property: There is presently a 65 foot tree buffer; there is no plan on cutting any of the trees.

Mr. Wagner asked about the topography: It is a very flat area.

Ms. Corbin commented there are 34 mobile homes on Fenderson Road, and most of them have been there for 30+ years.

Ms. Nielsen stated that Fenderson Road has been ruined. There are piles of trash and junk everywhere, and no one is maintaining the properties. The current mobile homes don't have storage sheds for maintenance equipment. Ms. Corbin stated as a landlord, she does not include property maintenance in her rental agreements; it is up to the renters to provide maintenance.

Site Walk : Saturday, July 16 at noon

Public Hearing: Tuesday, July 19 at 6:00, prior to the Planning Board Meeting

Mr. Bower will email a copy of the application to the Board. Ms. Corbin will need a current professional prepared survey.

Other Items

Chairs for Planning Board Conference Room

Mr. Wagner researched the price of chairs and found some at \$80.00 each and would like to add the purchase to next year's budget.

Shoreland Zoning Ordinance Update

Mr. Bower will email copies of the state ordinance to the Planning Board members. The State hasn't stated a deadline to submit the new local ordinance. Ms. Brendt questioned if Parsonsfield could adopt the State Ordinance. The Board discussed bringing in Southern Maine Planning to advise. Ms. Brendt asked who pays for training sessions: Mr. Bower answered the town will pay if there is a fee. The Board will discuss Shoreland Zoning at the next meeting.

Mr. Wagner moved to adjourn the meeting and was seconded by Ms. Brendt. Meeting adjourned at 7:45.

Approved

Date