

**Parsonsfield Planning Board Meeting**  
**634 North Rd Parsonsfield, ME**  
**Tuesday, September 1st, 2020**

Public Hearing: Mark & Scott Mounce, 10 Mill St

Minutes

**In Attendance:** Rick Sullivan (Chair), Brendan Adelman, Clifford Krolic (Alternate)

**Absent:** Nate Stacey, Andy Yale, Tom Winter

**Also, In Attendance:** Lindsay Gagne, Heather Tetreault, Harvey Macomber, Scott Mounce, Mark Mounce & Stan Mounce

**Mr. Sullivan** Opens the public hearing at 7:05pm

**Mr. Sullivan** Opens all questions and presentations to the audience

**Mr. Adelman** Questions what is the plan for Mill St

**Mr. S Mounce** Using map provided by Mr Mounce explains the plan for a police station, commercial space on top floor, option of up to four office spaces

**Mr. Adelman** Questions if it is just proposed office space or residential

**Mr. S Mounce** Responds that commercial is the plan for now, but would like to reserve the option for residential in future planning

**Mr. Sullivan** Questioned if the Mounce's have met with the Saco River Commission (SRC)

**Mr. M Mounce** Responded yes

**Ms. Gange** Responded that there is currently nothing for the SRC to approve

**Mr S Mounce** Responded that there are ongoing Zoom meetings re: the Stanley Building for SPR's

**Mr. Sullivan** Questions if the SRC application is in the application

**Ms. Gange** Responds it might be

**Mr Sullivan** Requested copies of prior approval from SRC

**Mr. Adelman** Comments that the SRC approval is relevant to the process re: septic system, pump out schedules, retention & retention

**Ms. Gange** Responds that the VTRAP on the two sites are contaminated and require DEP approval to be able to dig on site

Both **S & M Mounce** acknowledge they are aware of the situation

**Mr. Krolic** Asks who is financially responsible for septic system, pump out schedules etcetera

**Mr. S Mounce** Rspnded that they are currently on hold with infrastructure for a holding tank but the Stanley building tank can be used, but at the town expense

**Mr. Krolic** Questioned if the Mounce tank will be separate

**Mr. Adelman** Questioned if they were planning on separating the tanks

**Mr. S Mounce** Answered that yes the tank will be separate & yes it was all one tank but in the process of planning to separate

**Mr. Adelman** Responded asking if they are currently discharging into the tank

**Mr. S Mounce** Responded that they are not, but anxious to use the septic tank while planning Phase 1

**Mr. M Mounce** Followed up that the SRC have a pumping & Monitoring schedule and they did not want to get into the middle of SRC & Stanley building until issue is resolved and are currently using and planning on porta potties

**Mr. Adelman** Requested more information about Administrative offices and machine shop

**Mr. S Mounce** Responded that they need DEP approval

**Ms. Gange** Read comments from CEO re: number of parcels and if one was combined with another

**Mr. M Mounce** Parcel #2 will have boiler pipe taken out next to hydro plant and if residential was added later they would not be able to dig/disturb property.

**Mr. S Mounce** Noted that it has been ok'd by DEP and if the move was made to go residential it was also ok'd by SRC

**Mr. Adelman** Asked for info on the Machine Shop & Storage

**Mr. S Mounce** Responded that machine shop will be in concrete portion of building, the garage for storage/parts

**Mr. Sullivan** Asked if Mr. Wright had any comment

**Mr. Wright** Responded that he would like to hear from the Mill Committee

**Mr. Sullivan** Responded that he did not know of a Mill Committee & Mr. Gange Followed up that David could get the information if required

**Mr. Wright** Followed up asking how much it would cost for a site clean up

**Mr. Macomber** Responded that other site clean ups range from \$80-400 thousand

**Mr. Wright** Asked if the town had to pay the state back for the clean up

**Mr. Macomber** Replied that he did not have that information

**Mr. S Mounce** Followed up that they cannot move forward with Phase 1 or 2 without town approval and while septic is a priority, they will not install anything prior to closing

**Mr. Wright** Opened discussions about amount of good faith money put down for the project. Discussion ensued regarding amount required for good faith vs. deposit once free and clear

**Mr. Sullivan** Asked if Mr. Wright had any additional questions

**Mr. Wright** Declined any additional questions

**Mr. Sullivan** Asked if the Board had any additional question

**Mr. Stan Mounce** Replied that they are trying to bring business to the area, but if the town cannot cooperate in a timely manner, they will withdraw from the project like how they have withdrawn from a project in Fryeburg

**Mr. Krolic** Asked if the town was any closer to closing

**Mr. Macomber** Replied that the site walk was postponed due to weather but scheduled

**Mr. Krolic** Asked if any changes could be expected in the next month and how the town is moving at a snail's pace and questions abutters taxes

Conversation ensued re: past due taxes, legal right, back taxes & seizing property

**Ms. Gange** Replied that the town cannot seize property

**Mr. Sullivan** Asked about large trucks passing through and access to Federal Rd

**Mr. Stan Mounce** Said yes, they would be able to have large trucks pass through to Federal Rd

**Mr. Macomb** Stated if this is ok'd by SRC then its time to get this done

**Mr. Sullivan** Stated site walk is scheduled for Saturday and called meeting to close

**Mr. Sullivan** The public hearing is closed at 7:55pm.

Draft completed by: Heather Tetreault

Approved by board, Date: \_\_\_\_\_

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Planning Board Chair or acting Chair  
Name & Signature