

**Parsonsfield Planning Board Meeting
Tuesday, October 17, 2017
Minutes (Draft)**

Planning Board Members in Attendance:

Carl Nance, chair
JP Espinosa
Nate Stacey
Richard Sullivan

CEO David Bower in Attendance

Also in attendance:

Carolyn A. Chute, Corey Lane, Lee Feldman, Tom Greer, Nathan Wadsworth, Bonnie Gould, Doreen Hennessey, Ellen Ghirlanda, Gerard Clifford, Stephen Anderson, Dan Hennessey, Jeff Wright, Tiffany Brendt, Cindy Carroll

Chairman Nance called the meeting to order at 8:01.

September Minutes Reviewed and Approved

The board reviewed the minutes from the September 19, 2017 meeting. Mr. Stacey motioned to approve the minutes and was seconded by Mr. Espinosa. The minutes were unanimously approved.

Site Plan Review: Mark Fisher, 450 North Road, Map R-5, Lot 30

Application for Composting Operation

Discussion

Mr. Espinosa: He has been hearing concerns from the community about how smells and traffic will impact the neighborhood. He stated that Mr. Fisher seems committed to maintain good relations with the neighbors, and he personally thinks this type of business is aligned with our community vision.

Mr. Sullivan: Mr. Fisher's proposal really isn't a detriment to the town, and he can't object to anything Mr. Fisher said.

Mr. Bower: Recommends that Mr. Fisher provide impact studies

Mr. Stacey: Mr. Fisher knows what he's doing, and agreed that the concerns regarding smell could be alleviated with studies

Mr. Bower: Questioned what action would be taken if there are complaints about the smells

Mr. Stacey: People are referring to smells from Pikes' Farm, but Mr. Fisher isn't talking about spreading fresh manure.

Ms. Brendt: Mr. Fisher provided brochures about the operation way back in the beginning. She also got the people from ParSem together with Mr. Fisher for a discussion which alleviated their concerns.

The board had voted that the application is complete at the September meeting, but before approving the application, Chairman Nance will send a letter to Mr. Fisher asking for the following information:

1. Hours of operation
2. Hours for incoming and outgoing vehicles
3. Hours for the retail business

4. Provide studies
5. Size restrictions or limits: Mr. Bower suggested Mr. Fisher provide bi-annual reports and that he come back to board once the operation exceeds 4,000 cubic yards.

Preliminary Application for Subdivision: Watson Woods, Map R-8, Lot 37

Revised proposal on corner of Route 160 and Hussey Road

(Discussion on this topic began at 8:23.)

Lee Jay Feldman from SMPDC has reviewed the proposal and was in attendance to answer questions from the board and provide comments. He brought a plan which he marked with his recommendations:

- Green line represents 100 feet from the brook. Areas of Lots 9, 5, 4 and 2 would be impacted by that buffer.
- Specific driveways are marked in red for lots 10, 11 and 12
- Vernal pool (marked in yellow) has a “no develop and no cut zone” for protection

Traffic Conditions

- Mr. Feldman recommends that the curb for Lot 6 should be on Hussey Road and not on Route 160

Sight Distance

Article 12 of the subdivision ordinance 12.2.b.1 states,

1. Two Lane Roads.

A minimum sight distance of ten feet for each mile per hour of posted speed limit shall be maintained or provided.

- Lot 1 (marked in brown): Rather than creating an easement, clearing along Route 160 should be required to provide proper sight distance
- Suggested lots 1 and 2 have a combined driveway
- Sight distances should be checked by a traffic engineer and DOT regarding Lots 2, 3, 4 and 5, as the land is undulating.

Low Volume Accesses

In addition, Mr. Feldman had concerns with the proposal meeting requirements of Article 12.2.d:

d. Low Volume Accesses.

1. Skew Angle.

Low volume accesses shall be two-way operation and shall intersect the road at an angle as nearly 90 degrees as site conditions permit, but in no case less than 60 degrees.

2. Curb Radius.

The curb radius shall be between 10 feet and 15 feet, with a preferred radius of 15 feet.

3. Access Width.

The width of the access shall be between 20 feet and 24 feet, with a preferred width of 20 feet.

Hussey Road Widening and Re-alignment of Individual Lots

As Hussey Road is a narrow street, there should be a plan for widening the road. This would mean the house lots would have to be re-aligned, with 50 feet rights of way addressed.

Individual Lot Plans

Mr. Feldman recommends a lot plan for each lot, including building envelope, spot for the septic system, and open space covenant.

Homeowners Covenant Regarding Open Space

- The ordinance suggests homeowners be given a copy of a covenant which speaks to the issue of open space

No Well Zone

- Mr. Feldman would like to see a shaded buffer from the 100 feet where wells cannot be located

Topographical Map

- Mr. Feldman recommends a topo map with increments of 2 feet

Discussion:

Mr. Espinosa: Mr. Wadsworth has almost every abutter adamantly opposed to this project. As a business person, he understands that you want to maximize profits, but thinks you would want to make a good name in the community. After hearing so much negative feedback from the community, Mr. Espinosa doesn't think that 12, 13, 14 or even 7 divisions of this property is in keeping with the Town's Comprehensive Plan. Putting that high of a density is not in keeping with the community vision. He believes Parsonsfield to be an up and coming town, but he doesn't think this many lots will work.

Mr. Greer from (Pinkham and Greer Engineers): The allowable density is 18 lots. He believes the proposal to be valid from an engineering point of view.

Mr. Sullivan: Suggested that no waivers be granted to the proposal and Hussey Road be upgraded by the current owner.

Corey Lane: Asked for clarification on the Comprehensive Plan. Her understanding is only minor subdivisions are allowed in rural area.

Mr. Feldman: The Comprehensive Plan is a document adopted in 1991 and lays out goals and strategies which are only as good to the town as the town is using it. If you haven't undertaken them, then it doesn't mean anything.

Mr. Espinosa: He would like to see those goals achieved by the Planning Board. We have 30 days from the Public Hearing to make a decision, but he can't vote for this proposal as it stands.

Mr. Sullivan: Suggests that Mr. Wadsworth take care of the road upgrade.

Mr. Nance: We need to take our Comprehensive Plan and align it to the Land Use and Development Ordinance. Until then, what's in the LUDO will have to stand. He recommends putting the application on hold. Mr. Nance motioned to table the application and was seconded by Mr. Espinosa. The board voted unanimously to table the application.

Mr. Nance motioned to adjourn the meeting and was seconded by Mr. Stacey. Meeting was adjourned at 9:04.

Approved

Date

