

**Parsonsfield Planning Board**  
**634 North Rd Parsonsfield, ME**  
**Tuesday, November 19<sup>th</sup>, 2019**  
Minutes

**In Attendance:** Rick Sullivan (Chair), Andy Yale, Clifford Krolick (Alternate)

**Absent:** Gerard Clifford (Alternate), Nate Stacey (Vice Chair), Brendan Adelman

**Also, In Attendance:** Jesse Winters (CEO), Lindsay Gagne, Michael Nelligan, Harvey Macomber, George Thibodeau, Thelma Lavoie, Todd Crooker, Jeff Wright, Michael Chute, Carol Chute, Wayne LaValley, Trevor Sanborn, Hillary Lister, Tom Greer, Ralph Austin, Amy McNally, Corey Lane, Jesse Stacey

**Mr. Sullivan** Calls the meeting to order at 7:00 p.m. There is a quorum of two regular members and one alternate member.

**Review October 15<sup>th</sup> Meeting Minutes**

The board takes a few minutes to review the meeting minutes

**Mr. Sullivan** Makes a motion to approve the minutes as they are

**Mr. Yale** Seconds the motion

The motion passes 3-0

**Watson Woods Subdivision**

**Mr. Greer** Reviews the final plans with the board. They added the conditions of approval on the plan, the abutters have been updated and one map will be signed while the other serves as the easements for the driveways.

**Mr. Krolick** States this is the first time we have seen any plans signed by professionals.

**Mr. Greer** Verifies these were emailed to the board prior to the meeting.

**Mr. Krolick** States a number of maps show a “JG” for initials

**Mr. Sullivan** Asks Mr. Austin how many signatures are needed

**Mr. Austin** Recommends having at least three signatures to show a quorum of the board.

**Mr. Krolick** States he is not comfortable signing

**Mr. Sullivan** Suggests he wouldn't be opposed if the applicant came by tomorrow's meeting to get signatures from the board.

**Mr. Yale** States this may be a problem because tomorrow's meeting was scheduled for another applicant. He doesn't object but that case needs to be dealt with first

**Mr. Austin** States this was voted and approved at the last meeting and suggests the board members could sign tomorrow.

**Mr. Sullivan** States they can at least get two signatures tonight.

**Mr. Yale** Asks Mr. Greer if he ever goes by another name Jim Greer?

**Mr. Greer** Answers that's his son who drafts the plans, while he reviews and stamps them.

**Mr. Sullivan** Offers if they want to return tomorrow they can see about other members signing.

**Mr. Austin** Verifies with Ms. Gagne she will email them when the plans are signed by the other board members.

### **478 Maplewood Rd Redemption Center, Wayne LaVally**

The board takes a few minutes to review the application to determine completeness

**Mr. Yale** Asks Mr. LaVally to draw in the culverts on his sketch map as well as verifying the dimensions on his house are estimated to be 24-feet by 22-feet.

**Mr. Krolick** Asks Mr. LaValley if he has done this type of work before, how much noise might be generated and what are the proposed hours of operation.

**Mr. LaValley** States his hours will be Wednesday through Sunday from 9:00 am to 5:00 pm. The noise will primarily be any clanging from the bottles and cans and a distribution truck will pick up the bottles and cans approximately every 3-4 weeks.

**Mr. Yale** Verifies with Mr. LaVally there are no wetlands or swamps located on this property.

**Mr. Sullivan** Makes a motion to accept the application as complete

**Mr. Yale** Seconds the motion

The motion passes 2-1

**Mr. Sullivan** Suggests waiting till tomorrow's meeting when other board member's may be present to schedule a site walk. Tentative dates will be November 30<sup>th</sup> or Dec 7<sup>th</sup>. The board will send notice to the applicant the application was approved as complete.

### **106 Sokokis Rd (The Box Shop) Application for Sand and Salt Shed**

**Mr. Yale** Confirms with Mr. Macomber this was tax acquired and the tax liens show the town's ownership of the property.

**Mr. Krolick** Asks what the set-back distance is from the river to the building.

**Mr. J. Stacey** Answers the set-back is 700-feet.

**Mr. Yale** Asks what the dimensions of the building is and if there is any exterior lighting or signs proposed.

**Mr. J. Stacey** States the dimensions are 50-feet by 100-feet. There will be a sign on the building. As for lighting, there is none but they are looking into getting one outside light above the door mounted similar to a street light and one light inside

**Mr. Krolick** Asks why there is a variance from the DEP

**Mr. J. Stacey** DEP gave approval where this isn't in the Saco river corridor

**Mr. Krolick** Asks how close the road is to the river where they are trucking salt

**Mr. J Stacey** States the road is closer to the river but not any closer than Rout 25 where they also truck salt

**Mr. Sullivan** Makes a motion to approve the application as complete

**Mr. Yale** Seconds the motion

The motion passes 2-1

**Mr. Yale** Ask Mr. Krolick if he sees this application as complete

**Mr. Krolick** States he sees it as completed

**Mr. Sullivan** Makes another motion to accept the application for the Box Shop is complete

**Mr. Yale** Seconds the motion

The motion passes 3-0

**Mr. Sullivan** Suggests waiting till tomorrow's meeting when other board member's may be present to schedule a site walk. Tentative dates will be End of November 30<sup>th</sup> or Dec 7<sup>th</sup>.

## **Other Business**

### **Clarification**

**Mr. Sullivan** Asks Ms. Lane if she needed clarification on the Watson woods application

**Ms. Lane** States she doesn't want to address anything without the applicant present and asks if she can come for tomorrow's meeting.

**Mr. Sullivan** States he would offer Ms. Lane to address the board tomorrow if she had questions.

**Mr. Thibodeau** States someone has moved in next to Mr. LaValley and asks if they have been notified of Mr. LaValley's application

**Ms. Gagne** Explains notices have been sent already. Abutters are generally looked up going by the current year's tax commitment book. If a site walk is scheduled, there will be additional notice in the Shoppers Guide.

**Mr. Nelligan** Asks if the board has determined a use for Mr. LaVally's application

**Mr. Sullivan** States it has only been accepted as complete as of now and the board has not determined a land use yet.

**Ms. Lavoie** Asks who will be taking salt from the sand and salt shed

**Mr. J Stacey** States only the plowing contractor during the winter months.

**Mr. Yale** Asks if they indent on doing anything else with the property

**Mr. J Stacey** States they talked about doing a solar farm but currently they are third on the list for leasing it to a solar company. At this point the solar company can pay a stipend to keep the land an option for up to three years, which they have for now, before they decide whether to contract a lease agreement.

### **Recreational Marijuana Opt In**

**Mr. Sullivan** Suggests just using a simple worded article "opt in or no opt in"

**Ms. Gagne** Clarifies an Opt In permits the use by state laws only and with no zoning. The town can do a moratorium or include an ordinance at the same time as the Opt In.

**Mr. Yale** Suggests wording "will the town opt in with an ordinance to be reviewed by the board"

**Ms. Gagne** States this will still allow the use by state law and no zoning would take effect until the board enacted an ordinance approved later by a town vote. If anything should come up in the interim of doing this, then it would be grandfathered. Having a public information meeting might help to get more public input on this.

**Mr. Sullivan** Suggests including this in the upcoming workshop scheduled on December 3<sup>rd</sup>.

**Mr. Krolick** Suggests adding also, Food Sovereignty ordinance discussion for the workshop.

**Mr. Sullivan** Asks for any further comments or questions, there are none.

**Mr. Sullivan** Makes a motion to adjourn the meeting.

**Mr. Krolick** Seconds the motion.

The motion passes 3-0.

Draft completed by: Lindsay Gagne

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

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Planning Board Chair or acting Chair  
Name & Signature