

Parsonsfield Planning Board Meeting
634 North Rd Parsonsfield, ME
Tuesday October 15th, 2019
Minutes

In Attendance: Rick Sullivan (Chair), Nate Stacey (Vice Chair), Andy Yale, Brendan Adelman, Clifford Krolick (Alternate)

Absent: none

Also, In Attendance: Lindsay Gagne, Amy McNally, Ralph Austin, Thomas Greer, Jeff Wright, Corey Lane, Michael Nelligan, Wayne LaValley, Stephen Anderson, Harvey Macomber, Todd Crooker, George Thibodeau, Roger Moreau

Mr. Sullivan Calls the meeting to order at 6:58pm. There is a quorum of 4 regular members.

Review September 17th Meeting Minutes

The board takes a few minutes to review the meeting minutes

Mr. Sullivan Motions to accept the meeting minutes as they are

Mr. Yale Seconds the motion

Motion passes by unanimous vote: 4-0

Watson Woods Subdivision

Mr. Greer Explains some updates on the current plan. There will be 4 driveways, each serving two lots. The common open space, not to be developed, has been enlarged to include the original open space, as well as, the area covering the great brook. Also, the retained land will be retained by the owner and may in the future become an estate lot.

Mr. Stacey Asks if the driveways for lots 5 and 6 will stay in the same location or be moved to another area. The language on the map states both, the “area is not to be developed” and “area for future development”. He also confirms CES ensured the sight distances will be met.

Mr. Greer States the driveway location will remain in the same location on lot 5. As for the language on the map, this is worded in a way to include in density calculations.

Mr. Yale Suggests keeping the 10-year moratorium on the retained land but to also define some terms more clearly.

Mr. Sullivan Recommends including in the terms, for developments of two or more lots, Hussey road must be improved to current standards.

Mr. Krolick States the language should also include the cost should come from the developer.

Mr. Sullivan Asks the board if they agree the buffer should be replanted all at once or prior to the sale of each lot. In response, the majority of the board agrees the buffer should be planted all at once. He asks for any comments from the public.

Ms. Lane States the revised map has written “*exceptions noted above*” but there is no detailed survey report from the peer review and is also not signed by the surveyor.

Mr. Greer Explains they expect the board will work out the conditions tonight and at the next meeting will have stamped and signed documents to present to the board

Mr. Sullivan Reviews the conditions of approval they have discussed which include; The retained land cannot be subdivided for ten years and if a subdivision of two or more homes occurs after the ten-year moratorium then the developer will cover the cost of improving Hussey Rd to current standards and the buffer will be replanted in entirety prior to the sale of the first lot.

Mr. Stacey Adds to the conditions the applicant will ensure specific language in the homeowner's association explaining the responsibility of maintaining the brush along the roads to keep site distances at 450-feet.

Mr. Yale Suggests the final conditions are run by the town attorney for legal insight.

Mr. Sullivan Makes a motion to approve the Watson woods final plan is complete with the application of the current conditions.

Mr. Stacey Seconds the motion

Motion passes by a unanimous vote: 4-0

Roger Moreau 26 Reed Lane, Site Plan Review

Mr. Sullivan States this meeting is to review the completeness of the application.

The board goes through the site plan review application checklist and verifies the applicant has submitted all necessary documents with the application.

Mr. Thibodeau Confirms with the board they have also reviewed a letter submitted by another abutter, Mrs. Wilson, regarding a right-of-way.

Mr. Yale Asks Mr. Moreau if there will be any exterior lighting proposed.

Mr. Moreau Answers just his outside lights would be used.

Mr. Sullivan Reviews the deed with the right-of-way easement and finds there are no specific restrictions.

Mr. Nelligan Addresses with some of his concerns this application is not complete. Regarding the sketch of the site plan, maps and drawings must be at a specific scale requirement. He notes there is no scale on this sketch and the measurements are rough estimates. These requirements are for developments, commercial use or a change of use. The plan shows no bearings or distances and was not completed by a surveyor and he questions if there is a turnaround for fire emergencies.

Mr. Sullivan States these can be deliberated more when the board gets to reviewing the plan

Mr. Adelman Explains the information may not be adequate for the board to make a decision of approval of the plan, however, they are only determining if there is enough information provided to begin the review process of the plan. The board may require more information as more questions might develop.

Mr. Sullivan Makes a motion to accept Mr. Moreau's application for 26 Reed Lane as complete

Mr. Adelman Seconds the motion

Motions passes by unanimous vote: 4-0

The board schedules a public site walk with the applicant

**A site walk is scheduled for
Saturday November 2nd at 10:00am
for 26 Reed Lane.**

Wayne LaValley 478 Maplewood Rd

Mr. Yale States he has not found redemption center in the land use table and thinks it may fall under transfer station or waste disposal

Mr. Sullivan Asks what types of hazards redemption centers might have.

Mr. Stacey States traffic and large transporting trucks may be a concern.

Mr. Nelligan Asks how the board reviews an application where there is no permitted use.

Mr. Adelman The process is we would assign something that fits the closest

Mr. Nelligan Cites from the land use ordinance the definition for “*Distribution Terminal Trucking*” definition and suggests this may be a close definition of the use.

Mr. Sullivan Suggests the board determines if the application is complete or not then look at how it applies to the ordinance.

The board goes through the site plan review application checklist and verifies what the applicant has submitted.

Mr. Sullivan States some missing information from the application that include: Dimensions of the driveway, adding Mr. Nelligan’s right-of-way to the sketch map and a sketch of the proposed sign that includes the location on the sketch map and the dimensions of the sign.

Mr. Yale Suggests adding the setback measurements to the sketch map.

Mr. Sullivan Confirms with Mr. Lavalley he will be using a storage trailer and a shed as part of his business. The sets backs will be required for both buildings.

Mr. Adelman Makes a motion the application is not complete, and the board will provide a list of remaining requirements to the applicant

Mr. Stacey Seconds the motion

Motion passed by unanimous vote: 4-0

Other Business Recreational Marijuana Facilities Opt in

Ms. Gagne Explains the process of opting in. The town can opt in with an ordinance or with a moratorium, however, without either a moratorium or ordinance paired with the opt in then, if voted to allow the opt in, it would allow recreational marijuana facilities as governed by state law with no specific zoning regulations. Moratoriums cannot exceed 180 days unless the select board approves an extension of the moratorium and if the town votes to opt in and later crafts an ordinance, should that ordinance get voted down, regulations of recreational facilities would default to state law. The board would need to follow the same procedures with ordinance amendments/enactments, having public hearings and notices, etc.

Mr. Sullivan Suggests the board review more information on this and come back to it at the next meeting.

Other Business

Mr. Yale Suggests having a workshop for better defining “density” and would rather record the meetings via audio and discontinue video recording.

Mr. Sullivan Suggests having the workshop on December 3rd to look at the contradictions.

Mr. Adelman States the board could vote on using which type of recording equipment.

Mr. Stacey Agrees there are some gray areas in some of the language that can be difficult to interpret.

The board agrees to hold a workshop

**A workshop is scheduled for
Tuesday December 3rd at 7:00pm**

Mr. Sullivan Makes a motion to adjourn
Mr. Stacey Seconds the motion
Motion passes with a unanimous vote: 4-0

The meeting is adjourned at 8:45pm

Draft completed by: Lindsay Gagne

Approved by board, Date: _____

Planning Board Chair or acting Chair
Name & Signature