

**Parsonsfield Planning Board Meeting
Tuesday, January 17, 2017
Minutes**

Planning Board Members in Attendance:

Carl Nance, chair
Todd Crooker
John Wagner
Louis Aubuchont, alternate

CEO David Bower in Attendance

Selectman S. Tiffany Brendt in Attendance

Also in attendance:

John Scribner, Austin Turner, Jamel Torres, George Smith, Patricia Smith, Jeff Wright, Michal Haskell

Chairman Nance called the meeting at 7:00.

October Meeting Minutes Approved

The minutes from the October 18, 2016 meeting were reviewed. Mr. Wagner moved to approve the minutes and was seconded by Mr. Crooker. The minutes were unanimously approved.

Site Plan Review Applications

Dollar General Store Application

Austin Turner of Bohler Engineering reviewed the proposal with the Planning Board:

1. Potential Environmental Problem

They have found some environmental problems present at the site. There is potential oil and gas contamination of the dirt, but the project is still viable. Mr. Aubuchont didn't think that DEP had been notified. Mr. Turner stated all federal, state and local standards would be followed, and they will keep the board fully addressed.

2. Construction Schedule

If all goes as planned, construction would begin in April, 2017, and would be completed within 4-6 months. Store opening would therefore be possibly October or November, 2017.

3. Financing

Mr. Torres of SMPDC asked Mr. Turner for documentation regarding the ability to finance the project. Mr. Bower stated a letter of credit from the bank or lender would suffice.

4. Parking Waiver

Mr. Turner reviewed the request to reduce parking spaces from 42 to 25. Operationally, they typically see 13-20 vehicles at peak times. In addition, the site is encumbered by wetlands in the back, and they don't want the footprint to encroach on the wetland. (The bulk of the parking is planned for the front of the store, which is perpendicular to Federal Road.)

Mr. Torres suggests that parking data from similar Dollar General stores located in towns such as Fryeburg, Buxton, Lyman, etc. be submitted. Mr. Crooker brought up the subject of snow removal. Where would the snow from a big storm go? Mr. Turner replied it would be relegated

to the ancillary spaces, or would be removed. Mr. Wagner stated he doesn't have a problem with the parking waiver, as long as the retailer knows what it needs.

5. Store Hours and Delivery Schedule

The store will be open 7 days a week from 8 am to 10 pm. Deliveries are once a week, generally prior to store opening. Deliveries are handled via hand truck (no forklifts).

6. Request to Waiver 15-foot Buffer Requirement

The town regulation would require a minimum of 15-foot width landscape buffer along Federal Road. The applicant proposes to provide a landscape buffer along Federal Road in width of 2 - 10.4 feet and provide low level plantings to screen the parking area and trash enclosure. Similar planting is planned along Devereux Road. Unnecessary paved/gravel surfaces would be removed, and a driveway would be formalized. As there is currently no transition from the roadway to the property, Mr. Turner explained this would be a substantial improvement to the property.

7. Storm Water Drainage

The drainage report complies with local and Maine DEP standards. There will be an underground chamber system with filtering device to separate ground water, and a catch basin with separation device for solids and hydrocarbons. Mr. Aubuchont asked about grade elevation. The plan is to keep it close to the existing elevation. Relative to Federal Road, it is 1 foot higher.

8. Lighting

Proposed lighting is as limited as possible, with 4 mounted light posts, one in front of the building, and another on the southeast corner. Lights are all downward flow or shielded. After hours, lighting is reduced to security level, with only 1 wall pack on the building used for illumination.

The Board asked Jamel Torres of SMPDC to go over his report (dated 1/17/17) and make suggestions to the Planning Board. Mr. Torres recommended to:

- Request data on parking to support the waiver request
- Ask the applicant to ensure that the illumination from lighting does not exceed local requirements
- Request more information on why the landscape buffer cannot comply with the 15-foot width as required by the Town, and request the status in coordinating with Maine DOT regarding the buffer improvements and an official state entrance permit
- Request the percentage of the proposed building and impervious area to ensure the total percentage is below the Town's regulation of 60% maximum lot coverage
- Aesthetic concerns

The proposed store entrance is towards Devereux Road, resulting in the side of the building facing Federal Road. The building design does not conform to the surrounding village area. Mr. Torres suggests the Planning Board request to move the entrance so it faces Federal Road, and request an improved architectural design.

Mr. Wagner stated the application is complete, pending DOT documentation to Mr. Bower. Vote: The board unanimously voted to approve the application.

Mr. Bower recommended the Board hold a Site Walk and Public Hearing preceding the next board meeting.

- Site Walk will be held on Saturday, February 18 at 10 am.
- Public Hearing will be held on Tuesday, February 21 at 6 pm.

- Letters to abutters will be mailed.

George and Patricia Smith, Single Family Home on Kezar Mountain Road

Michael Haskell presented the application for this proposal (Map R-2, Lot 33)

The lot is under Resource Protection and there is a steep slope down to the river. However the Smiths propose to build a house 300 feet away from the river and have submitted a subsurface waste water proposal.

Mr. Bower has reviewed the application and has no objections.

Mr. Aubuchont moved to approve the application and was seconded by Chairman Nance. The board voted unanimously to approve the application. Letters will be mailed to the abutting neighbors.

Other:

Updated Town Ordinances

The Planning Board had previously voted to modify the Shoreland Zoning ordinances. Chairman Nance will contact SMPDC to update them, and after that a Town Meeting can be scheduled.

Moratorium on Marijuana Issue

The Board discussed the possibility of a local moratorium on the marijuana initiative. Mr. Crooker is opposed to the town holding a moratorium. Ms. Brendt had attended a Selectmen's Workshop on licensing, and they are working on the details which would be similar to liquor licenses. (Licensing is set up by the state, and the local selectman and Planning Boards can set up rules and regulations.) There will be more discussion on the subject in future meetings.

Mr. Wagner moved to adjourn the meeting, seconded by Chair Nance. The meeting was adjourned at 8:37.

Approved

Date