

**Parsonsfield Planning Board Meeting  
Tuesday, February 20, 2018  
Minutes (Draft)**

**Planning Board Members in Attendance:**

JP Espinosa  
William Ryan  
Richard Sullivan

**CEO David Bower in Attendance**

**Also in attendance:**

Silas Canavan (Walsh Engineering), Nate Wadsworth, Stephen Anderson, Gerard Clifford,  
S. Tiffany Brendt, Jeff Wright

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Vice Chair Espinosa called the meeting to order at 7:16pm.

**There were no minutes to review.**

It was determined that the three members present constituted a quorum. However, the members present weren't comfortable reviewing a revised plan without a full complement of Board members, so they decided to call the presentation a workshop presentation, and that another presentation would have to be made at the next Planning Board meeting. Nate Wadsworth agreed to this.

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

**Revised proposal on corner of North Road and Hussey Road**

Silas Canavan from Walsh Engineering (which merged with Pinkham and Greer) presented a revised proposal for this subdivision. Key points of the revised plan:

- Subdivision has been reduced to 9 lots
- Deleted lots mean more open space
- There is 9.5 acres of new open space
- Road improvements not necessary because of the reduction in and location of lots
- Subdivision map showed no-cut area in red
- Additional 7 acres of protected land on the back of all the lots
- DOT driveway permits have been obtained for lots fronting North Road
- Town driveway permits have been obtained for lots fronting Hussey Road
- Lots 1 and 2 have a shared driveway

59 acres drain into 4 culverts. No appreciable issue with rainwater.

When questioned how the restrictions on the lots would be conveyed to new owners, David noted that when permits are applied for, he looks at the subdivision plan. It was suggested that a sketch of each lot be recorded with each deed. Nate agreed to this.

The road buffer was discussed. It was asked if the original plan was to have a subdivision on this property. Replanting may be necessary.

There was a discussion about the possible need for a high intensity soil survey.

The Board agreed to email a list of any additional requirements to Nate and Tom Greer.

Nate asked to be on the agenda for the March meeting.

**End of Subdivision discussion.**

David mentioned that Lisa Hart has expressed interest in the Planning Board Assistant position. He recommends her with no reservations. JP made a motion to hire her, Rick seconded and the vote was unanimous. David said he would bring this to the Selectboard, who must appoint her.

The upcoming training was discussed. It is on March 20<sup>th</sup>, the date of the next meeting. The Board agreed to postpone the March meeting until March 27<sup>th</sup>.

A workshop on recreational marijuana was scheduled for 6pm on March 27<sup>th</sup>, just prior to the next meeting, and a public workshop will be held on Friday, March 30<sup>th</sup> at 6pm.

Motion to adjourn was made, seconded and approved at 8:15pm.

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Approved

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Date