

**Parsonsfield Planning Board Meeting
Tuesday, August 16, 2016
Minutes**

Planning Board Members in Attendance:

Thelma LaVoie, chair
S. Tiffany Brendt, vice-chair
Todd Crooker (alternate)
Donna Dulude
Carl Nance
John Wagner

CEO David Bower in Attendance

Also in attendance:

Jesse Winters, Jeff Wright

Chairman LaVoie called the meeting to order at 7:00.

July 19 Meeting Minutes Approved

The minutes from the July 19, 2016 Planning Board meeting were reviewed. Chairman Lavoie called for a vote and the Board unanimously approved the minutes.

Site Plan Review

Jesse Winters for Gary Calabrese, 98 Shady Lane: Replace existing camp with 24' X 32' boat house within existing foot print

Mr. Winters submitted an application to tear down the existing structure and replace it with a boat house. The present foundation is in bad shape and the camp will have to be taken down or it will come down. The proposed boat house would be smaller than the present camp and would stay within the existing footprint. Mr. Winters' plans include to backfill and put in a new frost wall.

Discussion:

Mr. Bower stated that zoning allows for rebuilding a structure, and the use would remain residential. However, the deed restriction calls for having a bathroom and kitchen sink connected to the drain field. Mr. Winters plans on putting in a toilet.

Mr. Winters was reminded that current zoning doesn't allow going from a garage to a camp. Other than the deed restriction, Mr. Bower didn't see any issues, and asked for a design for the septic system. PY Estes has looked at the site and plans on a concrete tank for the septic.

Mr. Crooker asked about front setback to the road. The structure is within the required setback, as it would be 67 feet to the center line and zoning requires 75 feet.

Mr. Wagner, Ms. Brendt and Ms. Dulude agreed that the applicant meets the requirements. Chairman LaVoie asked the Board to vote on a site walk and they voted unanimously that it was not necessary.

Chairman LaVoie motioned to approve the application and was seconded by Ms. Brendt. The application was unanimously approved.

Shoreland Zoning Update

The Board continued the discussion on updating the local Shoreland Zoning ordinances. The state encourages municipalities to consider local considerations that meet the needs of the community and may adopt more stringent (but not less stringent) ordinances than the state.

The Board examined the document entitled "Footprint expansion – highlights".

The State allows for 30% footprint expansion. The town currently has a 1000 sq. ft. maximum and 6 feet limit on the basement foundation height.

Mr. Bower recommends talking with Southern Maine Planning. Ms. Brendt asked if the SMP can come to the September Planning Board meeting. Mr. Crooker thought the board should have a better understanding of what they want before talking with SMP, and make a list of issues before they come.

Mr. Crooker suggested the board review and compare height restrictions and Ms. Brendt suggested the road frontage issue. The board agreed to meet on September 13 for a Shoreland Zoning workshop, and Mr. Bower will invite SMP to the next Planning Board meeting on September 20.

The meeting was adjourned at 7:58. Mr. Wagner asked the board to stay for an Executive Session. During the Executive Session, the Board passed the attached Rules and Regulations.

Approved

Date