

MINUTES
TOWN OF PARSONSFIELD
PLANNING BOARD MINUTES
6:00 PM
Tuesday, October 20, 2021
TOWN OFFICE BUILDING

I. Call to Order

Allen Jackson called the meeting to order at 6:03 p.m.

Present: Sabin Beckwith, Aaron Boguen, Gerard Clifford, Allen Jackson, Roger Moreau (Alternate), Code Enforcement Officer Jesse Winters, Recorder Desirae Lyle

Absent: Andy Yale

Guests Present: Selectmen Harvey Macomber, Helene Boucher, Steven Brown Jr, Tammie Hansen, Kyle Logan, Rick Day – Sebago Technics representing Patco Construction, Thomas & Lorraine Lindstedt, Jeff Wright (arrived at 6:22 p.m.)

II. Public Hearing #1 – Site Plan Review – Helene Boucher – 100 Weeks Road – Map R13, Lot 39 – Turn Basement into Duplex (2 Bedrooms)

Tom Lindstedt voiced concerns about erosion control that Department of Environmental Protection (DEP) is aware of and to his knowledge have not been addressed yet.

Gerard Clifford raised the concern that there were only two (2) Planning Board members at the Saturday, October 9, 2021 site walk for this application. The Board asked Desirae Lyle to send the question to Maine Municipal Association (MMA) for clarification.

The Board discussed the erosion control concerns. CEO Jesse Winters has spoken to Lucien Langlois at the Department of Environmental Protection (DEP). The DEP was looking for hay to be placed to stop the erosion. The applicant has spread hay on the area and sent pictures to the CEO. Helene Boucher noted that she has spoken to Ann Flanagan at the DEP about what has been done to the property. Ms. Flanagan was happy with what had been done so far and would like to be notified of the result.

Gerard mentioned the variance needed from Department of Health and Human Services (DHHS) for the well placement. Allen Jackson directed the Board to Land Use Ordinance (LUO) Table 2 Dimensional requirements. He read aloud foot note 4... In Table 2 under Rural, which is the district that this property is in, there is no provision for a foot note to be used. The Board cannot grant a variance or a reduction in the dimensional requirements in the Rural District. Ms. Boucher will need to submit an application for variance to the Zoning Board of Appeals.

Aaron Boguen made a motion to close this public hearing at 6:21 p.m. Motion was seconded by Sabin Beckwith. Motion carried with all in favor.

III. Public Hearing #2 – Site Plan Review – Tammie Hansen – 728 North Rd – Map R08, Lot 014 – Proposed Licensed Daycare/Preschool

Allen Jackson called this public hearing to order at 6:23 p.m. (NOTE: Jeff Wright arrived at 6:22 p.m. Helene Boucher, Steven Brown, and Thomas & Lorraine Lindstedt left at 6:22 p.m.)

Jeff Wright asked about a fence for buffering. Gerard Clifford referenced Land Use Ordinance (LUO) Article II, Section 6, subsection E (2) (d): *For any use or area presenting a potential safety hazard to children, physical screening and/or barriers sufficient to deter small children from entering the hazardous area must be provided and maintained in good condition.* Ms. Hansen stated that she will have a fence no matter what. The fencing is depicted on the sketch plan that Ms. Hansen has submitted.

Ms. Hansen noted that the property has been inspected by the State Fire Marshal and the State inspector will be at her house on Monday.

Aaron Boguen made a motion to close this public hearing at 6:28 p.m. Motion was seconded by Sabin Beckwith. Motion carried with all in favor.

Sabin Beckwith made a motion to open the regular meeting at 6:30 p.m. Motion was seconded by Aaron Boguen. Motion carried with all in favor.

IV. Correspondence

- a. Multiple emails were received from Attorney Cramer and Attorney Silk regarding Mr. Moreau's Site Plan Review Application.
- b. Emails were received from Tammie Hansen regarding the additional submissions for her project.
- c. Email from Maine Municipal Association (MMA) regarding Patco Construction and the Dimensional Requirements was received on 10/26/2021.
- d. The Decision Letter for Paul Beaton was sent on 9/27/2021.
- e. Notes from the site walk conducted on Saturday, October 16, 2021 were received from Aaron Boguen on 10/18/2021.
- f. The Decision Letter from the Zoning Board of Appeals regarding Mr. Nelligan's Appeal of the Planning Board decision was received on 10/4/2021.

V. Review of Minutes (September 15, 2021 meeting minutes & October 16, 2021 site walk minutes)

Sabin Beckwith made a motion to approve the September 15, 2021 meeting minutes and the October 16, 2021 site walk minutes as amended. Motion was seconded by Aaron Boguen. Motion carried with all in favor.

VI. Old Business

A. Site Plan Review – Helene Boucher – 100 Weeks Road – Map R13, Lot 39 – Turn Basement into Duplex (2 Bedrooms)

Sabin Beckwith made a motion to table this application until a variance can be obtained from the Zoning Board of Appeals. Motion was seconded by Aaron Boguen. Motion carried with all in favor.

B. Site Plan Review – Tammie Hansen – 728 North Road – Map R08, Lot 014 – Proposed Licensed Daycare/Preschool

Sabin Beckwith made a motion that the application is complete because the Board has received all information requested at the last meeting. Motion was seconded by Aaron Boguen. Motion carried with all in favor.

Aaron Boguen made a motion to approve the application as submitted.

Gerard Clifford asked to amend the motion to include a condition that a fence be erected to address safety and noise. The Board discussed this amendment. Gerard retracted his amendment and asked that the motion be amended to approve with the condition that a fence be erected. Ms. Hansen noted that she will most definitely be erecting a fence to protect the children that she will be providing care for.

Aaron Boguen made a motion to accept the amendment to his original motion. Motion was seconded by Gerard Clifford. Motion carried with all in favor.

Sabin Beckwith made a motion to approve the application with the amendment that a fence must be erected. Motion was seconded by Aaron Boguen. Motion carried with all in favor.

(NOTE: Tammie Hansen and Kyle Logan left at 6:44 p.m.)

C. Site Plan Review – Patco Construction – 227 & 229 Federal Road – Map U01, Lot 001 – Expansion of Existing Facility and Add New Building

The Board reviewed the email from MMA regarding the dimensional requirements.

The storm water management plan is on the original plan. There are no new catch basins. Water will flow to the existing catch basin.

Aaron Boguen made a motion to accept the application as complete. Motion was seconded by Sabin Beckwith. Motion carried with all in favor.

Lighting was addressed and the wall packs will be directional and will face down towards the units.

Aaron Boguen made a motion that no site walk is needed but to hold a public hearing. Motion was seconded by Gerard Clifford. Motion failed with two (2) in favor, and two (2) opposed.

Sabin Beckwith made a motion to approve the application as submitted and not hold a site walk or a public hearing. The motion was seconded by Aaron Boguen. Motion carried with all in favor.

D. Site Plan Review – Roger Moreau – 26 Reed Lane – Map R19, Lot 044 – Automotive Repair Shop

Aaron Boguen made a motion to table this application. Motion was seconded by Sabin Beckwith. Motion carried with all in favor.

(NOTE: CEO Jesse Winters left the meeting at approximately 7:00 p.m.)

VII. New Business

None

VIII. Open to Public Questions

Jeff Wright noted that the workshop on Wednesday, October 6, 2021 was poorly attended. The Board discussed this and determined that if a member is unable to attend a meeting an email should be sent to Desirae at the Planning Board email so that she can forward that to the other members.

Mr. Wright also asked about the Town's lighting ordinance. He asked how it pertains to the light at the bank in Kezar Falls. The Board advised that he reach out the CEO. The CEO left the meeting early therefore the Board asked Desirae to reach out to him with Mr. Wright's question.

IX. Schedule Workshop for Wednesday, November 3, 2021

Aaron will not be able to attend the workshop and Gerard is unsure.

Aaron Boguen made a motion to not hold a workshop on November 3, 2021. Motion was seconded by Gerard Clifford. Motion carried with all in favor.

X. Executive Session Pursuant to 1§ 406 (6) (A)

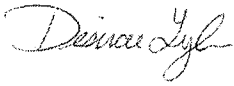
Allen Jackson made a motion to enter Executive Session 1 § 406 (6) (A) to discuss a personnel matter at 7:07 p.m. Motion was seconded by Aaron Boguen. Motion carried with all in favor.

Sabin Beckwith made a motion to reconvene the regular meeting at 7:57 p.m. Motion was seconded by Gerard Clifford. Motion carried with all in favor. No action was taken during Executive Session.

XI. Adjournment

Aaron Boguen made a motion to adjourn at 7:58 p.m. The motion was seconded by Sabin Beckwith. Motion carried with all in favor.

Respectfully Submitted,



**Desirae Lyle
PPB Secretary**

Approved by the Board at the November 17, 2021, Meeting.


Allen Jackson, Chair

