

Town of Parsonsfield Comprehensive Plan Committee

Meeting Minutes

Tuesday, Aug 30, 2022

Meeting Duration: 6:00PM to 7:07PM

Location: Parsonsfield Town Hall.

Attending: Jennifer Lewis (Vice Chairman); Larry Stevenson (Secretary); Harvey Macomber; Tom Winter; Dan Flint; Aaron Boguen; Lynda Sudlow; Raegan Young (SMPDC); James Baron.

- 1) The purpose of this meeting was to review Residential Development; review revised Transportation.
- 2) Jennifer opened the meeting at 6:03PM.
- 3) The group reviewed Raegan Young's updated Transportation Chapter, the committee members agreed it looked good. It was mentioned we should include pictures of current day style homes, not just old historical homes. It was requested to make some changes to last minutes, drop the incorrect date in the next meeting line. Done.
- 4) The Historic overview second draft looks good.
- 5) Discussion Residential Development:
 - a. A question about Maplewood Grange Hall, is it still there? No, it burnt down several years in the past. The numbers of the buildings in the sub communities need to be updated. The date for the golf course is wrong. It is older than we have listed.
 - b. The Parsonsfield subdivisions like middle road, were developed by the owners and not as part of a developer.
 - c. Do we want to limit the number of permits/ordinances for particular styles. The new Maine law LD2003 establishes rules for the number of residents per lot. Does Parsonsfield have or address affirmative action issues? Yes. The law addresses growth and do we have designated growth areas? Some issues needed for these areas are sewer, public water, these are located in the census designation zones. Issues like 2 ½ base zone density, affordability are addressed and a main issue is they must be for 30 years. Issues like 4 units and 2 more units are addressed. All units must allow 1 unit plus an in-law resident for any units existing now. The SMPDC can help us with in's and out's of the law once it is finalized. This will be in effect July 2023. The state is still working on some of the rule making for the law. They have not established what is affordable. The infrastructure in some areas will have to be updated to be included in the census designation zones. Part of the census designation zone is the public water line. How far does it go up Elm Street? Harvey is the last house on the road with the public water. For absolute answer a person in Cornish with the Saco River Authority will know.
 - d. The survey done several years ago showed not many residents cared about preserving historic buildings. What affect will this have on sub-divisions? Where will they go? Will we have cluster developments? What is the size of a lot?
 - e. When do we want to have a public engagement meeting? When we are at least ½ way done. Maybe we could do several public meetings.
 - f. What is a trailer, metal or wood? Some located on Banks Road. So, what styles are allowed? Style of residents seem to be lost on many young people. Will that issue be in historical section? We cannot expect people to build in the old styles. Performance standards should be the standard for importance. There needs to be an ordinance addressing this. The Dollar General comes to mind. But if it is not in the Comprehensive Plan we have no legal leg to stand on.
 - g. Where is the 2020 unoccupied unit data? No 2021 data yet except from the state maybe.
 - h. Natural Resources will be looked at during Sept meeting.

- i. The next meeting is scheduled for 27 Sep at 6:00PM.
- j. At 7:10 a motion was made, seconded and passed to adjourn.

Submitted
Lawrence Stevenson