

**Parsonsfield Planning Board Meeting  
Tuesday, April 18, 2017  
Minutes**

**Planning Board Members in Attendance:**

Carl Nance, chair  
Todd Crooker  
Thelma LaVoie

**CEO David Bower in Attendance**

**Selectman S. Tiffany Brendt in Attendance**

**Also in attendance:**

Jeff Wright, Gerard Clifford, Louis Aubuchont, Colleen A. Allard, Cliff Krolic

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Chairman Nance called the meeting to order at 7:03.

**March Minutes Reviewed and Approved**

The minutes from the March 21, 2017 meeting were reviewed. Mr. Bower made one change, and Mr. Crooker clarified his comments and asked that they be revised. Ms. LaVoie motioned to approve the minutes as revised and was seconded by Mr. Crooker. The revised minutes were unanimously approved.

**Dollar General Retail Store, Review and Sign Findings of Fact Document**

Mr. Bower presented a Findings of Fact document written by Jamel Torres of SMPDC dated March 23, 2017. He has reviewed the document and recommends that the Board to sign it. Mr. Crooker didn't recall signing a Findings of Fact in his past term on the Planning Board. Mr. Bower explained that he would have, had there been a project of this size.

Colleen Allard: Asked if the SMPDC is paid, and if so, who pays them.

Mr. Bower explained the town is invoiced by SMPDC for its services, and the applicant pays the fees through the town.

**Vote and Signing:**

Mr. Nance called for a vote on signing the Findings of Fact, and the Board unanimously voted to sign it. Attending Members Nance, Crooker and LaVoie signed the document.

**Discussion: Wadsworth Subdivision Plan on North Road and Hussey Road**

Nate Sells Real Estate, LLC is seeking subdivision application approval for a 14-lot major subdivision located on Map R-8, Lot 37. Having already presented a pre-application and sketch plan, the next step is to hold a site walk.

**Mr. Crooker** expressed his concerns about this project and asked if the owner was going to present to the Board. He feels that the Board is receiving second hand information and would like clarification on what can and cannot be done. Mr. Crooker also questioned if the subdivision would lower property values.

**Mr. Bower** stated that owner Nate Wadsworth has designated Pinkham and Greer Civil Engineers to represent him, and their representative would answer questions. He suggested that the Board schedule a Site Walk.

**The Board voted to hold a Site Walk on Saturday, May 13 at 10:00.**

**Concerns about Environmental Impact**

Cliff Krolic: Mr. Krolic has dealt with Nate Wadsworth in the past, and cautioned the Board that the development, with its proximity to the Plantation, would impact quality of life. Mr. Krolic is familiar with the property, which has several streams. He is concerned how this development would impact the wildlife. There was discussion about seeing if there were any endangered species on the property.

**Other Business**

**Zoning Updates**

Mr. Bower will forward preliminary documents for Zoning Updates to the Board.

**Comprehensive Plan**

Mr. Crooker brought up the need for an updated Comprehensive Plan.

**Filling Vacancies on the Planning Board**

Donna Dulude and Louis Aubuchont submitted their resignations to the Planning Board, resulting in openings. There are several people who have expressed interest in filling the vacancies. Applications should be submitted to the Select Board.

**Dollar General: Question about responsibility in the case of a lawsuit**

Colleen Allard asked who would be responsible if someone sued the Town over the SMPDC Findings of Fact in the Dollar General case. Mr. Crooker answered that matter would be taken up with the Board of Appeals, and if it went further, the case would go to the Superior Court. SMPDC generates the Findings of Fact, but the Town is responsible for it. Tiffany Brendt clarified that some people are not just against the Dollar General company, but are against the size and type of the building.

**Marijuana Ordinance**

There was a discussion on the issue of marijuana, which will be continued.

Ms. LaVoie moved to adjourn the meeting, seconded by Chair Nance. The meeting was adjourned at 7:56.

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Approved

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Date