

**TOWN OF PARSONSFIELD
PLANNING BOARD MEETING MINUTES
6:00 PM
Wednesday, August 21, 2024
TOWN OFFICE BUILDING**

I. Call to Order

Aaron Boguen called the meeting to order at 6:00 p.m.

Present: Aaron Boguen, Sabin Beckwith (arrived at 6:19p.m.), Allen Jackson, Roger Moreau, Paul Farris (Alternate), Harvey Macomber (Alternate), Code Enforcement Officer Jesse Winters, Deputy Code Enforcement Officer Erik Frey, Recorder Desirae Lyle

Absent: Gerard Clifford,

Guests Present: Jen Lewis, David Bower, Jeff Wright, Chris Gadomski, Danielle Taylor, James Paulette, Deb Jackson, Jim Baron, Gary Taylor

II. Correspondence

- a. Numerous Emails were received regarding the Marijuana Ordinance that the Board is reviewing tonight. All emails will be forwarded to the Selectboard for review.
- b. Abutter notices were sent regarding Map R02, Lot 003A, Sokokis Road, New England Karting Challenge LLC's proposal, sent August 5, 2024.
- c. An additional email was received from Mr. Paulette, owner of New England Karting Challenge on August 12, 2024

III. Review of Minutes (June 19, 2024, July 17, 2024)

Minutes were not available for the June 19, 2024 meeting.

Roger Moreau made a motion to approve the July 17, 2024 minutes as presented. Allen Jackson seconded the motion. Motion carried with all in favor.

IV. Old Business

a. Planning Board Findings/Recommendations Regarding the Proposed Land Use Ordinance Amendments and Cannabis Facility Licensing Ordinance – Requested by the Parsonsfield Selectboard

The Board agreed that they should have been brought into the planning process sooner regarding the proposed ordinance. Allen Jackson suggested that the Board approve what has been submitted, and noted that the Selectboard should make edits, considering the comments from the public, before sending this ordinance before the Town for approval. Sabin Beckwith agreed that the Planning Board should have been involved sooner and noted that the ordinance does not seem to be written fairly to businesses already in operation.

Sabin Beckwith made a motion that the Planning Board recommend that the Selectboard move forward with enacting the Proposed Land Use Ordinance

Amendments and Cannabis Facility Licensing Ordinance. Roger Moreau seconded the motion. Motion carried with three (3) in favor, one (1) against.

A letter will be drafted and sent to the Selectboard with the Planning Boards recommendation.

V. New Business

a. Site Plan Review – New England Karting Challenge, LLC – James Paulette – Map R02, Lot 003A – Land Lot, Sokokis Road – Existing/Proposed Racetrack for Go-Karts

Jim Paulette introduced himself and explained his request to the Board. He expressed plans to have all race vehicles at the track fully electric by 2030. He needs Planning Board approval to move forward with paving and erecting sound barriers. Also, additional storage containers, chain link fencing, change in operating hours and the possibility of a food truck.

The Board reviewed the application for completeness. The following items need to be submitted to the Board. Site Plan Review application items: b. h. i. j. k. o. p. s. u. w. x. are needed.

Mr. Paulette explained that he cannot hold races at this time because of the current condition of the pavement and asked that the Board grant conditional approval so that he can pave and erect the sound barriers while working on the missing parts of his application. The Board agreed that they prefer to support local businesses and would be willing to grant the conditional approval with the understanding that if the application is not completed and returned to the Board, it would be grounds to have the new pavement and sound barriers removed at the owner's expense. Mr. Paulette understood the Boards position.

Sabin Beckwith made a motion to grant condition approval for sixty (60) days and allow Mr. Paulette to move forward with the paving and sound barriers. Roger Moreau seconded the motion. Allen Jackson asked to amend the motion to include the condition that the CEO visit the site weekly within the sixty (60) days and provide updates each week to the Board. Roger Moreau seconded the amendment to the motion. Motion carried as amended with all in favor.

Sabin Beckwith made a motion that the application is incomplete. Aaron Bogue seconded the motion. Motion carried with all in favor.

VI. Schedule Workshop for Wednesday, September 4, 2024

Roger Moreau made a motion that no workshop be held on Wednesday, September 4, 2024. Allen Jackson seconded the motion. Motion carried with all in favor.

VII. Open to Public Questions

Jen Lewis asked if the Sokokis Road conditions would be addressed as well as the noise complaints.

Jeff Wright asked about Sokokis Road as well, if it is a private road and if Parsonsfield has a fence ordinance and if it will be enforced.

Mr. Paulette noted that races will be staggered so that there is not a mass exodus from Sokokis Road.

VIII. Adjournment

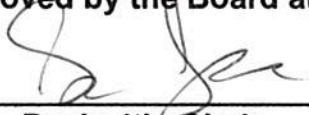
Roger Moreau made a motion to adjourn at 7:33 p.m. Sabin Beckwith seconded the motion. Motion carried with all in favor.

Respectfully Submitted,



**Desirae Lyle
PPB Executive Secretary**

Approved by the Board at the February 19, 2025 Meeting.



Sabin Beckwith, Chair