

**MINUTES
TOWN OF PARSONSFIELD
PLANNING BOARD MINUTES
6:00 PM
Wednesday, January 19, 2022
TOWN OFFICE BUILDING**

I. Call to Order

Allen Jackson called the meeting to order at 6:01 p.m.

Present: Sabin Beckwith, Aaron Boguen, Allen Jackson, Roger Moreau (Alternate), Code Enforcement Officer Jesse Winters, Recorder Desirae Lyle (arrived at 6:20 p.m.)

Absent: Andy Yale, Gerard Clifford

Guests Present: Selectmen Harvey Macomber, Mark Bolton, Dawn & Rodney Barrett, Jeff & Marion Wright

II. A. Public Hearing #1 – Site Plan Review – Mark Bolton (Applicant) – Gaylee Selkirk (Owner) – 55 Road Between the Ponds – Map U11, Lot 007 – Private Residence

The Board reviewed the notes from the site walk on January 8, 2022. Allen, Sabin and Roger were the Planning Board members present at the site walk. (The notes from the site walks will be included with the file for this project.)

Mrs. Wright asked if the building will remain on the same footprint or if the building will be moved further from the water. Mr. Bolton is willing to move the building if requested by the Board. Mrs. Wright stated that the Board should have reviewed the location of the building prior to the site walk and public hearing so that the location could have been staked out for the Board to see on the site walk.

Mr. Wright asked if the Board has discussed the difference of this being a residence versus a camp, since the owner does not reside there year-round. Mrs. Wright noted that there is an application to be filed to convert the property to a full-time residence. Jesse Winters did confirm that if the building is torn down and rebuilt it will need to comply with the current ordinances.

Mr. Bolton noted that the deceased owner did live there year-round. Jesse does not have a record of this being a year-round residence.

To move the building Mr. Bolton would need a variance, from the Zoning Board of Appeals for the set back from the road.

Mrs. Wright asked that it be noted that the building is currently eleven (11) feet from the water.

The goal here is to make the lot less nonconforming and more in line with the current ordinances. A boundary survey will need to be done and a variance for the frontage will need to be granted before the Planning Board can move forward on this application.

Aaron Boguen made a motion to close this public hearing at 6:20 p.m. Sabin Beckwith seconded the motion. Motion carried with all in favor.

B. Public Hearing #2 - Site Plan Review – Rodney & Dawn Barrett – 20 Federal Road – Map U04, Lot 004 – Retail Business for Wood Stoves

Allen Jackson opened this public hearing at 6:18 p.m.

Sabin Beckwith read from the notes from the site walk January 8, 2022. Sabin noted that the notes are not verbatim. (NOTE: A copy of the site walk notes will be included with the file for this project.)

There were no other questions or comments from the public at this time.

Sabin Beckwith made a motion to close the public hearing at 6:23 p.m. Aaron Boguen seconded the motion. Motion carried with all in favor.

Desirae Lyle arrived late and the Board took a short recess to allow Desirae to print copies of the correspondence.

III. Correspondence

- a. Letter of Incomplete Application was sent to Mark Bolton on 12/22/2021.
- b. Letter of Incomplete Application was sent to Rodney Barrett on 12/22/2021.

IV. Review of Minutes (December 1, 2021 workshop & December 15, 2021 business)

- a. Aaron Boguen made a motion to approve the December 1, 2021 workshop meeting minutes and the December 15, 2021 meeting minutes as presented. Sabin Beckwith seconded motion. Motion carried with all in favor.
- b. Aaron Boguen made a motion to approve the January 8, 2022 Site Walk notes. Sabin Beckwith seconded the motion. Motion carried with all in favor. (NOTE: These notes were approved at the end of the meeting, but are added here as they are notes/minutes for the Board to approve.)

V. Old Business

- a. **Site Plan Review – Mark Bolton (Applicant) – Gaylee Selkirk (Owner) – 55 Road Between the Ponds – Map U11, Lot 007 – Private Residence**

The Board discussed the completeness of the application. The sheet that Jesse Winters gave to the Board addresses the additional information requested by the Board at the December 15, 2021 meeting. The Board determined that the building will need to be moved as far back from the high-water line, a survey will need to be done of the property which should include the existing conditions, location of the new septic, leech field and where the new building will be located in relation to the existing building, and a variance will need to be acquired from the Zoning Board of Appeals for the road frontage setback.

Aaron Boguen made a motion to table this application until the additional information is submitted to the Board. Sabin Beckwith seconded the motion. Motion carried with all in favor.

b. Site Plan Review – Rodney & Dawn Barrett – 20 Federal Road – Map U04, Lot 004 – Retail Business for Wood Stoves

An updated drawing was submitted to the Board members present at the Site Walk Saturday, January 8, 2022. Copies were given tonight to the Board members not present at the site walk. This drawing and the site walk addressed the information that the Board requested at the December 15, 2021 meeting.

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

Sabin Beckwith made a motion to approve the application as presented. Aaron Boguen seconded the motion. Motion carried all in favor.

A letter of decision will be drafted by the secretary and sent to the Board for approval prior to sending it out to the applicant.

VI. New Business

None at this time.

VII. Open to Public Questions

There were none.

VIII. Schedule Workshop for Wednesday, February 2, 2022

Sabin Beckwith made a motion to hold a workshop on February 2, 2022 to discuss and review the Land Use Ordinances. Aaron Boguen seconded the motion. Motion carried with all in favor.

Desirae Lyle asked the Board to vote on the site walk notes at this time. (See above IV. b.)

IX. Adjournment

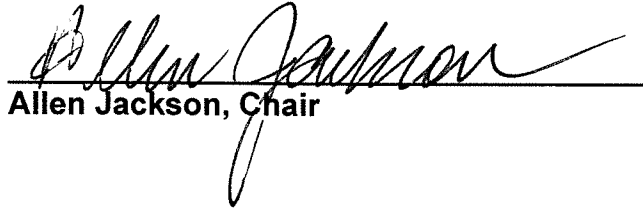
Aaron Boguen made a motion to adjourn at 6:51 p.m. Sabin Beckwith seconded the motion. Motion carried with all in favor.

Respectfully Submitted,



**Desirae Lyle
PPB Secretary**

Approved by the Board at the February 16, 2022 Meeting.



Allen Jackson, Chair