

MINUTES
TOWN OF PARSONSFIELD
PLANNING BOARD MINUTES
6:00 PM
Tuesday, May 5, 2021
TOWN OFFICE BUILDING

I. Call to Order

Allen Jackson called the meeting to order at 6:06 p.m.

Present: Gerard Clifford, Allen Jackson, Andy Yale, Sabin Beckwith (Alternate), Clifford Krolick (Alternate), Recorder Desirae Lyle

Absent: Thelma LaVoie

Guests Present: Selectmen Harvey Macomber,

II. Workshop Business

a. Land Use Ordinance and Comprehensive Plan Discussion

Gerard Clifford brought the Boards attention to Comprehensive Plan Chapter 10 page 153. Gerard read aloud the first paragraph on page 152 under "Future Land Use and Growth". *The map on the following page is a conceptual map which expresses the future direction of the community. It is not a zoning map which should be drawn to specific lot lines, roads and topographic features. It is a land use planning map. It is based on the existing development patterns; the need to protect aquifers, soils subject to flooding, and other natural resource conditions; and the existing road pattern.* Gerard pointed out that there are Historic Village zones on the Comprehensive Plan map that are no longer on the Land Use Ordinance map. Gerard noted when reviewing a project, the Comprehensive Plan map should be looked at regarding the Resource Protection areas, which are mostly bodies of water, wetlands or high value pieces of property that can't be developed. Gerard noted that anything in Rural Residential should be Low Density Development, which is not defined in the ordinances. Andy Yale asked where it is defined what low density residential is. Gerard noted that it is based on the soils. There is a soils map in the Planning Board office that Gerard would be able to point out the low density areas on it. The low density area soils would have big rocks and the soil would be unsuitable for drainage. Andy noted that is the point has not been defined, it has been defined where it is but not what constitutes low density. Gerard stated that it was defined in the subdivision ordinance that anything in Rural Residential was to only constitute a minor subdivision, which is exactly what it says in the Comprehensive Plan. Cliff Krolick suggested looking at the ordinance to find out what specific change would need to be made, and what would need to be defined. Gerard directed the Board to page 154 of the Comprehensive Plan and read aloud *Northwest Parsonsfield. This area borders the Ossipee River and Effingham. There is one are with soil suitable for low density development, or possibly an industrial*

or office use off North Road south of Porter and Route 25. In general, northwest Parsonsfield has hydric soils and the South River and is primarily suitable for natural resource protection, open space, farming, and forestry. The area along the rivers is subject to flooding, so shoreland regulations are used to offer further protection from development. Allen Jackson pointed out that the area is available for development except in the area closest to the river where flooding can occur. Allen suggested that each member needs to review and write down what they feel needs to be addressed in the Land Use Ordinances and the Comprehensive Plan. Gerard read aloud the second paragraph under North Parsonsfield. East of ParSem there is housing and institutional development along Route 160 including the elementary school, as well as agricultural use. There also are wetlands south of North Road. This land, in general, is more suitable for agricultural and forest use than residential use. However, land along Route 160 has been developed residentially with farms. Hence, care is needed in future development due to the soil conditions. Gerard noted that this was the reason behind his opposition to a fourteen (14) lot subdivision being built on Route 160. Andy Yale agreed that using the Comprehensive Plan as a guide is good, but it doesn't give the Board any power to implement it. Gerard argued that the soil science is there to show that the soils can't support it. Gerard also mentioned that the only thing that is not in the ordinances, regarding subdivisions, was taken out, and it spelled out what was supposed to happen in the rural residential district, which is low density, and it said no more than four (4) homes. Cliff Krolick noted that this is something that should be written down for the Board to look into further. Gerard Clifford brought in the soil maps that were in the Planning Board office. The Board discussed that the changes to the ordinances or the Comprehensive Plan need to go before the Town legislative body and be approved. Gerard noted that according to the State the ordinances need to be in line with the Comprehensive Plan and if they aren't they need to be brought in line. Gerard referenced the Chellis Brook (Estates) Subdivision that was a contentious subdivision on South Road or Moulton Hill Road, the proceedings went on for five (5) years. It's in the resource protection on the map in the Comprehensive Plan, and a ten (10) lot subdivision was built on resource protection. Gerard mentioned that the statistics that were done when this plan was written around eight one (81%) percent of the population said that the quality and character of Town was what was most important to them. Allen mentioned that he read in the Comprehensive Plan that the citizens at that time recommended a plan of development to offset some costs for the Town. The Board reviewed the maps thoroughly. Gerard stated that these maps are tools that can be used when looking at future developments. Andy noted that this was looked at during the review of the Watson Woods Subdivision, but the Board doesn't have any way to enforce it because there is no definition in the ordinances. Allen noted that he would like to talk to whoever put this together, which was the Thoreson Group out of Portsmouth and Walter Bailey and how they got their backup information. Cliff mentioned that the Board could reach out to MMA (Maine Municipal Association) for guidance on the definition of low density. Harvey Macomber mentioned that with the new technology there may be new maps available when the Comprehensive Plan is updated. Gerard's opinion is that the Planning Board needs to utilize the Comprehensive Plan moving forward. Cliff agreed that the Board needs to use the soils maps. Andy referenced Land Use Article II Section 1 (E) *The District also serves to protect those areas of town characterized by steep slopes and soils not suitable for intense development. The District provides for low-density housing...* Cliff mentioned

that a couple Board members should meet with Walter Bailey. Allen asked if he was certified professional or if he just worked on the Comprehensive Plan. Gerard offered to contact MMA concerning low density. Andy noted that MMA might not have the same definition of low density that the Board is looking for. Cliff suggested that Allen contact a soil scientist, Gerard or Andy contact MMA, and move forward from there.

The Board asked Desirae Lyle to reach out to the Thoreson Group. And ask if someone on staff can codify the map, and define how, and why it was done and if the person who did it was qualified to do so.

The Board agreed that they need to follow the ordinances more stringently. The Board discussed contacting MMA and Allen suggested taking a vote so that everyone on the Board knows who is contacting MMA. Andy noted that he has never had the Board take a vote to let a member contact MMA. Desirae reminded the Board that they can't vote tonight because this is a workshop meeting.

b. Miscellaneous Procedure Questions

1. Andy Yale mentioned that he would like "Public Comment" moved to the bottom of the agenda, instead of near the beginning of the meeting.
2. Desirae reviewed the upcoming agenda for May 19, 2021. Desirae also reminded the Board that their monthly packets will be available tonight, but they need to pick up the packets from the clerk's office when they are read.
3. Cliff mentioned that he would like to make sure that there is a letter ready for the Mounce's when they take title of the Mill. Andy noted that he had spoken to Desirae about this issue, and there are no notes from the meeting where the Mill project was approved. Cliff asked about scheduling the Mounce's for the next meeting. Desirae stated that the agenda closed on Monday, May 3, 2021. The Board agreed to review the meetings. The Board determined that per the Planning Board bylaws *Meetings C. Special meetings of the Board may be called by the chairperson. At least forty-eight (48) hours written notice of the time, place & business of the meeting shall be given to each member of the Board, the Select people, the Planning Board, the Code Enforcement Officer and notification to the public.* The Board agreed to met at 5:30 p.m. prior to the next Planning Board meeting on May 19, 2021. Andy confirmed that the Board is not meeting to discuss the application but to determine the language of the Letter of Approval that was never sent after their project was approved by the prior Planning Board.
4. Allen reminded the Board that they will need to vote on a new chair and vice chair at the next meeting. Everyone should be thinking about who the best fit for those positions would be.

III. Adjournment

Cliff Krolick made a motion to adjourn at 7:20 p.m. It was seconded by Andy Yale. Motion carried with all in favor.

Respectfully Submitted,



**Desirae Lyle
PPB Secretary**

Approved by the Board at the July 21, 2021 Meeting.



Chair, Vice Chair, Acting Chair Signature