

**Parsonsfield Planning Board**  
**634 North Rd Parsonsfield, ME**  
**Tuesday, August 18<sup>th</sup>, 2020**  
Minutes

**In Attendance:** Rick Sullivan (Chair), Brendan Adelman, Thelma Lavoie, Tom Winter (Alternate), Clifford Krolick (Alternate)

**Absent:** Andy Yale, Nate Stacey

**Also, In Attendance:** Lindsay Gagne, Harvey Macomber, Roger Moreau, Jeanie Moreau, Michael Nelligan, Rich Jordan, Jeff Wright, Brett Pingree, Dana Gould, Darla Gould, Harold Gilbert, Jed Cobb, Mark Mounce, Scott Mounce, Edward Bower, Jill Kramer,

**Mr. Sullivan** Calls the meeting to order at 7:00pm and completes a roll call of planning board members in attendance. There is a quorum of three regular voting members and two alternates present.

**Site Plan Review: Roger Moreau, Map R19 / Lot# 044**

**Mr. Sullivan** States the rear lot is the lot to be used while Mr. Moreau now has ownership of the front lot.

**Mrs. Kramer** States the purchase of sale agreement gives Mr. Moreau the ownership of the right-of-way. Mr. Moreau has also provided a driveway maintenance agreement plan

**Mr. Adelman** Suggests having the driveway maintenance agreement plan reviewed by the town attorney.

**Mr. Sullivan** Suggests legal guidance on the driveway width. The DOT has already permitted the current driveway.

**Mr. Adelman** Asks Mr. Winters (CEO) if Mr. Moreau's change of use would require a driveway permit issued by the Towns road commissioner.

**Mr. Winters** Answers no, not for a change of use.

**Mr. Sullivan** Agrees the board should consult MMA and the town attorney for legal review regarding the driveway. He makes a motion to table the application till the next meeting on September 15<sup>th</sup>. In the interim, the board will seek legal guidance to review at the next meeting.

**Mr. Adelman** Seconds the motion

Motion passes. Vote: 3-0 (Mr. Sullivan, Mr. Adelman & Mrs. Lavoie approve)

**Review July 21<sup>st</sup> Meeting Minutes**

**Mr. Sullivan** Makes a motion to accept the meeting minutes as they are

**Mr. Adelman** Seconds the motion

The motion passes by unanimous vote: 3-0 (Mr. Sullivan, Mr. Adelman & Mrs. Lavoie approve)

**Review August 13<sup>th</sup> Meeting Minutes**

**Mr. Sullivan** Makes a motion to accept the meeting minutes as they are

**Mr. Adelman** Seconds the motion

The motion passes by unanimous vote: 3-0 (Mr. Sullivan, Mr. Adelman & Mrs. Lavoie approve)

**Site Plan Review: Jed Cobb, 58 Lloyd Watson Rd**

**Mr. Winters (CEO)** States the proposal will make the structure more non-conforming, however, it is within the allowed increase according to the shoreland zone standards.

The board reviews the application

**Mr. Sullivan** Makes a motion the application is complete

**Mr. Adelman** Seconds the motion

Motion passes. Vote: 3-0 (Mr. Sullivan, Mr. Adelman & Mrs. Lavoie approve)

**Mr. Winter** Asks if there will be any tree removal

**Mr. Winters (CEO)** States no, but the applicant would need a PVR from Maine DEP for the sonotubes.

**Mr. Sullivan** Makes a motion to approve the application

**Mr. Adelman** Seconds the motion

Motion passes. Vote: 3-0 (Mr. Sullivan, Mr. Adelman & Mrs. Lavoie approve)

**Site Plan Review: Solar Project 106 Sokokis Rd. Rich Jordan from Flycatcher, LLC**

**Mr. Jordan** Gives a quick update. They have submitted an application with the Saco River Corridor Commission (SRCC). They met with SRCC earlier today and agreed to stay 100-feet from the waterline.

**Mr. Pingree** States they also met with the abutters earlier today and discussed concerns regarding the racetrack. He suspects there may be other concerns to follow.

**Mr. Sullivan** States Mrs. Lavoie will recuse herself because she is an abutter to the project. He asks one of the alternates to sit in as a voting member. Mr. Winter agrees.

**Mr. Adelman** Asks if there are any proposed signs

**Mr. Jordan** States there will be one, standard sign posted on the fence depicting property info of the solar array. However, this will not be for business purposes, but for public knowledge.

**Mr. Adelman** Asks if there are any proposed exterior lighting

**Mr. Jordan** States there will be no exterior lights

**Mr. Krolick** Asks about the process with CMP on using the Hiram Sub-station.

**Mr. Pingree** States the project has been bumped up to 1<sup>st</sup> in line. It is currently in the system impact study process which may take up to two months. Additionally, CMP may also require a transmission level study, but this has not been determined yet. After the studies are complete, upgrade requirements may apply.

**Mr. Adelman** Makes a motion to approve the application as complete

**Mr. Sullivan** Seconds the motion

Motion Passes. Vote 3-0 (Mr. Sullivan, Mr. Adelman & Mr. Winter approve)

**A Site walk is scheduled for:**

August 29<sup>th</sup> at 9:00 am (106 Sokokis Rd)

*Rain Date: September 5<sup>th</sup> at 9:00am*

**A public Hearing is scheduled for:**

September 15<sup>th</sup> at 6:00pm

**Site Plan Review: Drew Flavall, 16 Lake Camp Rd**

**Mr. Sullivan** Verifies the applicant is not present, however the board will continue to review for completeness of the application. If questions come up, they will follow up with the applicant at a later date.

**Mr. Winters (CEO)** States he does not have concerns for this project. If any tree removal is needed, this will help stabilize the structure, however they would need to replant.

**Mr. Adelman** Makes a motion approving the application as complete

**Mr. Sullivan** Seconds the motion

Motion passes. Vote 3-0 (Mr. Sullivan, Mr. Adelman & Mrs. Lavoie approve)

**Mr. Sullivan** Verifies with Mr. Winters there are no concerning issues with this project and the allowable expansion per ordinance. He makes a motion to approve the application

**Mr. Adelman** Seconds the motion

Motion passes. Vote: 3-0 (Mr. Sullivan, Mr. Adelman & Mrs. Lavoie approve)

**Site Plan Review: Mark & Scott Mounce, 10 Mill st**

**Mr. Sullivan** Explains the property is currently owned by the Town. He asks the board if they agree the existing lease agreement is sufficient to show title of ownership for the property. The board agrees.

**Mark Mounce** States the machine shop will be the primary use.

**Mr. Adelman** Asks if there is drainage and storm water reports, exterior lighting or signs proposed.

**Mark Mounce** States on the map provided. There is also a large, detailed map that shows reports. There will be no signs proposed and some motion sensor lighting.

**Mr. Adelman** Makes a motion approving the application as complete

**Mr. Sullivan** Seconds the motion

Motion passes. Vote: 3-0 (Mr. Sullivan, Mr. Adelman & Mrs. Lavoie approve)

**A Site walk is scheduled for:**

August 29<sup>th</sup> at 11:00 am (10 Mill St.)

*Rain Date: September 5<sup>th</sup> at 11:00am*

**A public Hearing is scheduled for:**

September 1<sup>st</sup> at 7:00pm

**Recreational Marijuana Draft Warrant Article**

**Mr. Sullivan** Asks if there are any suggested changes. There are none. He makes a motion to accept these warrant articles as the final version and pass to the Select Board.

**Mr. Adelman** Seconds the motion

Motion Passes. Vote 3-0 (Mr. Sullivan, Mr. Adelman & Mrs. Lavoie approve)

**Mr. Sullivan** Asks if there are any other business to review. There is none. Makes a motion to adjourn the meeting

**Mr. Stacey** Seconds the motion

Motion passes. Vote 3-0 (Mr. Sullivan, Mr. Adelman & Mrs. Lavoie approve)

The meeting is adjourned at 8:15pm.

Draft completed by: Lindsay Gagne

Approved by board, Date: \_\_\_\_\_

\_\_\_\_\_  
Planning Board Chair or acting Chair  
Name & Signature