

# Town of Parsonsfield Comprehensive Plan Committee

## Meeting Minutes

Tuesday, April 26, 2022

Meeting Duration: 06:00PM to 07:20PM

Location: Parsonsfield Town Hall.

Attending: Sabin Beckwith (Chairman); Jennifer Lewis (Vice Chairman); Larry Stevenson (Secretary); Harvey Macomber; Allen Jackson; James Baron; Tom Winter; Dan Flint; Lynda Sudlow; Raegan Young (SMPDC); Steph Carver (SMPDC)

Next Scheduled Meeting: Tuesday, 31<sup>st</sup> of May, 06:00 PM at the Parsonsfield Town Hall.

- 1) The purpose of this meeting was to discuss job descriptions; discuss data with SMPDC; plan what sections are to be discussed in what order; have questions from the committee answered by SMPDC.
- 2) Aaron Sabin opened meeting at 6:00PM.
- 3) Went over job descriptions for key positions and possible other tasks that may be required, such as writing sections of the report (historical notes about the town). Read minutes of last meeting; they were approved by the committee.
- 4) Discussion with SMPDC:
  - a. Does a town require a Comprehensive Plan? State law says yes if you want to maintain or change zoning for the town. If the town does not have zoning it does not need to have a plan. If you change the zoning without a plan your changes could be challenged in court. The plan states where the town wants to go.
  - b. There is legislation (Growth Management Act) that may affect us in the future.
  - c. Some towns chose not to maintain consistency between the plan and statutes. It helps to maintain the consistency when compiling the plan.
  - d. I'm wondering if LD 2003, currently before the legislature, will impact any of our planning. It involves allowing the addition of extra dwelling units on properties to alleviate some of the housing shortages. It could impact our current zoning ordinances but there may also be money available from the state to implement the planning. It has been amended and we definitely have to look in our future but we are hoping the SMPDC will have some more info for us? The law will impact our housing plans. It will help increase one family plots to two. What it actually means to Parsonsfield and other towns is still being discussed by the experts. It requires us to allow more housing.
  - e. Raegan asked if we could figure out a schedule of what chapters to work on next. Inventory of town property should be next, but do not get hung up on this section. Several sections are already in first draft or started. We received the community services draft and it needs completing; buildings owned, services provided, old plans. Committee members should review this section for next meeting and provide comments. We can provide marked up copies to SMPDC. Jen will be happy to red pen and make notes on sections during the meetings to provide to SMPDC.
  - f. One section of the history section sounds more like Newfield rather than Parsonsfield. This is what we will be talking about in the meetings.
  - g. SMPDC plans on having one person present at our meetings to assist the committee.
  - h. Some of the data we use may not be accurate or reliable due to COVID-19 disrupting the census gathering of data. It was noted nobody came to some people's homes and some would not open doors to answer the questions of the survey workers. The data will be a snapshot of Parsonsfield. Snapshots looking back will give us trends

which will guide us on the trend we want to follow. Our goal is to plan where we want to go.

- i. The current plan (1990) needs to be reduced in size. There are sections that are repeated several times; eliminating some this will be one of the actions for the committee to accomplish. SMPDC requested that we include more old photos if available.
- j. SMPDC asked each member of the committee introduce themselves so they could get a picture of the committee. We all did.
- k. A question from a person in attendance was asked. How much do we pay SMPDC for each meeting and do we have enough money in the budget? The secretary noted the minutes from 22 February referenced this information and stated what it was. \$60hr and \$13,000 was in the budget.
- l. The next meeting is scheduled for 31 May at 6:00PM.
- m. At 7:20 a motion was made, seconded and passed to adjourn.