

Parsonsfield Planning Board
634 North Rd Parsonsfield, ME
Tuesday, March 17th, 2020
Minutes

In Attendance: Rick Sullivan (Chair), Brendan Adelman, Andy Yale

Absent: Gerard Clifford (Alternate), Clifford Krolick, Nate Stacey (Vice Chair), Thelma Lavoie

Also, In Attendance: Lindsay Gagne, Harvey Macomber, Colleen Allard, William Armington

Mr. Sullivan Calls the meeting to order at 7:15pm. Completes a roll call of attending members. The board has a quorum of 3 members.

Review Minutes February 18th, 2020. Public Hearing and Monthly Meeting

Mr. Sullivan Makes a motion to accept both minutes as they are written

Mr. Yale Seconds the motion

The motion passes. Vote 3-0

Site Plan Review, William Armington MapU02 / Lot#22-A

Mr. Sullivan Reviews the letter addressed to Mr. Armington from the CEO with other board members. He suggests the board may not have jurisdiction over this application where it is a homestead.

Mr. Adelman considers this may fall under animal care and kennels under the table of uses

Mr. Sullivan Verifies with Mr. Armington this is not a commercial business and rather just a homestead and so would not apply to animal care and kennels under commercial use.

Mr. Yale States he cannot find anything within the ordinance that limits a residence in having farm animals. This is a traditional home use within the town.

Mr. Sullivan Regarding the barn anything to do with building permits or setbacks would be a code enforcement issue. The barn has been in existence and was permitted by the prior CEO. He makes a motion the planning board will not entertain the application due to lack of jurisdiction

Mr. Yale Seconds the motion

The motion passes. Vote: 3-0

Site Plan Review, Colleen Allard MapU04 / Lot#38

Mr. Adelman Suggests the non-conformance of the building may need to be addressed.

Ms. Allard States the existing building is grandfathered in terms of the setbacks and doesn't think the non-conformance should have an effect. She intends to make the building match her existing store in the commercial village area. It would not generate any extra traffic in terms of distribution trucks and would add appeal to the downtown area.

Mr. Adelman States the existing non-conforming use can not be changed to another non-conforming use unless they are comparable. Under General Provisions, Article 1, Page 8. This

would be a change of use from residence to commercial and they would have to determine that the change of use wouldn't have a more adverse effect than the previous use. Within the village area and considering the neighboring commercial businesses, he doesn't think it would be an issue. He asks what the store hours would be and what the primary use would be.

Ms. Allard States her hours would be 9am -5pm, seven days a week. The upstairs area would be for storing products for her store, as well as, an office space. The downstairs area would be the redemption center. The distribution would be running the same as is now for her store and she intends on cleaning up the property.

Mr. Sullivan Suggests using warehousing/storage under the table of uses.

Mr. Adelman Agrees the primary function of redemption would be storage.

Mr. Yale Asks about signs and lighting

Ms. Allard States she would have one sign on the side of the building and one regular outdoor light. Nothing would be intrusive on the other residential homes. She has had customers remarking their approval of the project.

Mr. Yale Suggests scheduling a site walk and a public hearing, however, they may need to consider alternatives with the current issues of the coronavirus.

**A site walk is scheduled for
Saturday, March 28th, 2020 at 8:30am**
(If cancelled: Alternate date is Saturday April 4th, 2020 at 8:30am)

**A public hearing is scheduled for
Tuesday, April 21st, 2020 at 6:30pm**

Mr. Sullivan Makes a motion to table the application until the next meeting (4/21/20)

Mr. Yale Seconds the motion

The motion passes. Vote: 3-0

Site Plan Review, Terry Maguire, Map U12 / Lot#1

Mr. Adelman States the only issue is the overhang on the roof extends beyond the existing deck railing. He makes a motion to approve the application with the condition the final design conforms to the shoreland zoning ordinance and the town's building codes per the code enforcement officer.

The motion passes. Vote 3-0

Recreational Marijuana Draft Warrant Article

Ms. Gagne States the Select Board is considering postponing any town meetings for now until further notice due to COVID-19. MMA advises the board to redraft the warrant article and have a public hearing again before passing it to the select board to schedule a town meeting.

Mr. Sullivan Suggests tabling this until the next meeting.

Other Business

• FOAA training packet

Ms. Gagne Has received two signed pages. Other board members will need to sign the last page in the packet and drop off or mail in at the clerk's office.

• Board Attendance

Mr. Sullivan States the alternate position is currently not functioning due to the lack of attendance and suggests vacating the position

Mr. Adelman Makes a motion to recommend to the Select Board to vacate the alternate position

Mr. Sullivan Seconds the motion

The motion passes. Vote 2-1

Mr. Sullivan makes a motion to adjourn at 8:10pm

The motion passes. Vote 3-0

Draft completed by: Lindsay Gagne

Approved by board, Date: _____

Planning Board Chair or acting Chair
-Name & Signature