

**Town of Parsonsfield
Planning Board Meeting
Tuesday, May 15, 2018
Minutes**

Planning Board Members in Attendance: Will Ryan, Rick Sullivan, Andrew Yale, Nate Stacey

Also in Attendance: Ellen and Jack Erler, Sabin Beckworth, S. Tiffany Brendt, Gerard Clifford and Corey Lane

Mr. Stacey called the meeting to order at 7:04 p.m.

April minutes Reviewed and Approved

The Board reviewed the minutes from the April 17, 2018 meeting. The minutes were unanimously approved by the Board.

Province Lake Golf (R18-41A): Demolition started today. Board requested at last meeting clarification in specific wording in the application. Mr. Beckworth provided this in writing and is as follows:

“Access: All access to the property will be from the existing driveway to the property off Route 153. We may appeal to the State for another access point/driveway, but until such time as an approved permit from the State of Maine has been received, all access will continue from and through the existing driveway access.”

“Seasonal: The Application submitted did not clearly denote the fact that our current intention is to use the Edge Lake Farm property for “seasonal” use only . . . Our current intention is that the facility will be used for functions, between April and November. We do not currently plan to insulate the property, so mid-winter usage will not be possible . . . We could envision the possibility of a holiday party in December but will apply for a special permit for such if that is warranted.”

Mr. Ryan made a motion to accept the application as complete. Nate Stacey seconded this motion.

Jack and Ellen Erler (R4-10): Requesting an addition of 230 sq ft to west side of house. It is Mr. Erler’s opinion that the house and addition is completely outside the setback limit. Mr. Erler pointed out the definition of setback: The minimum horizontal distance from a lot line to the nearest part of a building, including porches, steps, and railings.

Article I. General Provisions, C. Nonconforming Structures, c. In all Land Use Districts, the placing of a foundation below a lawfully existing nonconforming structure does not constitute the enlargement of the structure, provided that the completed foundation does not extend beyond the exterior dimensions of the existing structure and does not cause the structure to be elevated by more than three (3) additional feet.

Mr. Stacey made a **motion** to make Mr. Yale an active voting member of the Board at tonight’s meeting.

Mr. Sullivan made a **motion** to accept the application. This was seconded.

Affirmative: Will, Andrew, Rick. Negative: Nate.

Gerard Clifford: Concerns re Watson Woods:

Mr. Clifford stated: There was no seal on the original sketch plan. Article XII of timber code was violated (Mr. Sargent). Fraudulent information. Incomplete test reports, etc. None of the appropriate testing was done. Mr. Clifford stated again that he feels the map is off. They submitted a summary to make it look like a complete report. Mr. Clifford has hired Corey Lane as a consultant.

Ms. Lane: Soil scientist guidelines are from 2009.

Ms. Lane: Porter approved a subdivision, it was heavily logged in 2004. Many tests were waived. No lots have been sold as of yet. Porter did not do their job then. A Board cannot waive standards.

Mr. Clifford: You cannot waive standards.

Mr. Sullivan: The Board is looking forward. The Board expects a complete and accurate report.

Ms. Lane: Porter fined Wadsworths for logging violations. Zoning officer needs to look into logging violations. Trees need to be flagged and marked.

Ms. Lane: 24" trees were cut, 50-foot buffer is gone.

Mr. Stacey: Condition to replant 50' buffer.

Ms. Lane: Gotten him to acknowledge he is missing documents. She is concerned it is coming back quickly.

Mr. Stacey: Escrow \$ goes into any legal advice.

Mr. Clifford: Thanked Board for holding their ground.

Mr. Clifford: There are zoning disparities.

Ms. Lane: Ossipee researched engineer firms, they got 3 numbers, they chose the middle number. Advices Board to consult MMA.

Mr. Yale: To Mr. Clifford re speed limit on Hussey: Do you have this documented? Yes State, DEP. Speed limit changed illegally.

Ms. Brendt: Called law enforcement and complained about speed on Hussey Rd. An unposted road is 45 mph.

Ms. Lane: Suggests Board call DOT and withdraw.

Mr. Sullivan made a point that Board will be on the lookout for inaccurate, incomplete reports.

Mr. Stacey requested that the discussion on speed limit come to an end.

Discussion on consulting options for Watson Woods:

Mr. Yale expressed the Board get some info on who they consult.

Mr. Sullivan has a list of consultants and he will call them and get information on their history.

Ms. Lane: Maybe MMA could give advice on how to hire a consultant.

Mr. Clifford: Make sure there is no conflict of interest with Watson Woods.

Mr. Sullivan will contact:

- Maine Boundary Consultants
- Maine Survey Consultants
- MMA

Ms. Lane provided the name of Matthew Bennett, local logging.

Additional Discussion:

Chair position: Ms. Brendt stated the _____ Board has to unappoint Mr. Nance, and _____ Board has to appoint Mr. Yale as an active member. At the 6/19 Board meeting, they will discuss the Chair vacancy.

Mr. Ryan: Timeline with marijuana ordinance. July 2019. Tiffany: There is training for \$300 to learn about what the State is doing in regards to adult use of marijuana.

Mr. Stacey made a **motion** to end meeting. Seconded by Mr. Ryan. The meeting adjourned at 8:55.

Approved: _____

Date: _____