

**Parsonsfield Planning Board Meeting
Tuesday, March 15, 2016
Minutes**

Planning Board Members in Attendance:

Thelma LaVoie, chair
S. Tiffany Brendt, vice-chair
Todd Crooker (alternate)
John Wagner

CEO David Bower in Attendance

Also in attendance:

Samuel Park, Michelle Anderson, Jeff Amos, Colleen Allard, Allyson Allard, Thomas Merrill, Carolyn Hethcoat

Chairman LaVoie called the meeting to order at 7:00.

February 16 Meeting Minutes Approved

The minutes from the February 16, 2016 meeting were reviewed. Ms. Lavoie motioned to approve the minutes, and Mr. Crooker seconded. February minutes were unanimously approved.

Site Plan Reviews

1. Samuel Park for Victor Butrimowicz, converting Milliken Building to 4 apartments

(At the February meeting, the Board agreed that more information was needed before approving the Milliken Building proposal.) Mr. Park provided a list to the Board.

Discussion:

Subdivision Application

A subdivision application has not been completed. Mr. Bower will give a copy of the application to Mr. Park.

Septic

Mr. Park has been working with Kenny Gardner regarding the septic system. They plan on utilizing the current system, as it will handle more than enough for the estimated use. There is also a back up system in place. Mr. Park believes no variance is required for the septic. Mr. Bower would like to have that verified.

Plan for Fire Sprinkler System

Mr. Crooker asked about the sprinkler system. The system will be designed by an engineer and inspected by the state fire marshall.

Site Walk

The Board agreed that a site walk should take place on the same day as the Village Variety Store.

Public Hearing

Mr. Wagner brought up the subject of a Public Hearing and the Board agreed that one should be held.

Mr. Crooker suggested that all concerns had been addressed. Chairman Lavoie asked the board to vote on the proposal (pending completion of the Subdivision application) and it was unanimously approved.

1. Carolyn Hethcoat, 4 Garner Road, application for in-home child care

With Ms. Hethcoat in attendance, the Planning Board reviewed her application to open a child care center, "Gramma's House and Day Care" in her home.

Discussion:

Ms. Hethcoat plans on caring for up to 8 children, including her 2 granddaughters. Ms. Lavoie asked about a fence – Ms. Hethcoat plans to have one built. Ms. Hethcoat described her previous experience as a child care provider in Windham.

With no further questions, Chairman LaVoie called for a vote and the application (pending verification of the state) was unanimously passed. Ms. Hethcoat will give a copy of the license to Mr. Bower, who will then give her a permit.

2. Jeff Amos, engineer, representing Colleen Allard, owner: Village Variety Store, 27 Federal Road

Ms. Allard proposes to build a new store (approx 50x70), tear down the old one, remove existing 2 gas pumps and install 2 new ones with a canopy (24x36). The plan would bring the site up to current standards, including landscaped areas, handicapped accessibility, public restrooms and improve the current traffic/safety issues.

Discussion:

1. Impervious cover

Asking for a waiver on the impervious cover requirement.

2. Lighting

Mr. Nance questioned if the store's lighting would impede on the neighbors. Mr. Amos said the lighting would illuminate the area, but in the direction of the hardware store and insurance company, not be in the direction of homes. The lighting meets state regulations regarding traffic safety.

3. Alarm systems

The new gas tanks will have alarms, the septic system will have alarms, and there are 17 surveillance cameras on site.

4. Parking

Improved customer parking (24 spaces with 5 compact car spaces), separate parking for employees and separate delivery area

5. DOT

Plans have been sent to DOT, but Mr. Bower hasn't received a response. Mr. Amos stated that they would comply with DOT requirements.

6. Saco River Corridor Commission

Mr. Amos and Ms. Allard will attend the next SRCC meeting, and would appreciate a conditional approval from the Planning Board before then.

Ms. Allard expressed urgency in the Board's approval of the project, as the old gas pumps are scheduled to be removed on May 1. Mr. Crooker acknowledged her need, but reminded her that the process still needs to be followed.

Mr. Wagner moved to approve the application and was seconded by Ms. Brendt. The Board unanimously approved the application, and agreed to move the April Board meeting forward to accommodate the Ms. Allard's project deadlines.

The upcoming schedule for the Planning Board is as follows:

Site walk for Milliken Building - Saturday, April 2 at 10:00.

Site walk for Village Variety - Saturday, April 2 at 10:30.

Public Hearing -Tuesday, April 5 at 6:30.

Planning Board meeting moved to Tuesday, April 5 at 7:00.

Other

Linda Corbin re: Bobby Libby's subdivision on Fenderson Road, "Orchard Overlook Subdivision"

Ms. Corbin purchased a lot from Bobby Libby of 63,479 sq. feet, and bought an adjacent lot of 18,000 with the intention of making it into 2 lots. Her plan is to move a house from Dayton and another from Waterboro onto the land. However, when the deed was issued, the land was listed as one lot.

Lot 1 is part of the Orchard Overlook Subdivision, which has restrictions. Ms. Corbin states that Bobby Libby has agreed to lift the restriction. Mr. Bower will ask the assessors, contact the SMPD and report back to the Board.

Meeting adjourned at 8:50.

Approved

Date