

**MINUTES  
TOWN OF PARSONSFIELD  
PLANNING BOARD MINUTES  
6:00 PM  
Tuesday, July 21, 2021  
TOWN OFFICE BUILDING**

**I. Call to Order**

Allen Jackson called the meeting to order at 6:00 p.m.

Present: Sabin Beckwith, Allen Jackson, Thelma LaVoie, Andy Yale, Clifford Krolick (Alternate – Arrived at 6:07 p.m. and left the meeting at 6:31 p.m.), Aaron Boguen (Alternate) Code Enforcement Officer Jesse Winters, Recorder Desirae Lyle

Absent: Gerard Clifford

Guests Present: Selectmen Harvey Macomber, Deb Jackson, Ben Bassett, Paul & Judith Beaton, David Silk – Attorney for Mr. Nelligan

**NOTE:** The following guests arrived at or after 6:05 p.m. Agenda Item II. had already been discussed.

Roger & Joseph Moreau, Jill Cramer – Attorney for Mr. Moreau, Michael LaLonde, Jeff & Marion Wright (Marion left the meeting at 6:15 p.m.), Corey Lane (of Porter arrived at 6:15 p.m.)

**II. Public Hearing - Site Plan Review – Ben & Donna Bassett – 8 Sumner Lane – Map U7, Lot 20 – Expand Existing Cabin**

Allen Jackson opened the public hearing portion of the meeting at 6:00 p.m.

Allen explained that Mr. Bassett is requesting approval to expand the existing cabin by thirty (30%) percent to include a bedroom, bathroom and new septic system.

Mr. Bassett explained that he recently purchased the property and it is unknown where or what the current septic system drains into, so he would like to install a new system that will have a sealed tank. He is adding 6.8 feet to the back of the cabin facing away from the river.

Allen Jackson closed the public hearing at 6:02 p.m. and asked for a five (5) minute recess.

**III. Correspondence**

Allen Jackson started listing the correspondence at 6:05 p.m.

**NOTE:** Cliff Krolick arrived at 6:07 p.m.

Michael LaLonde has submitted new survey maps for Mr. Moreau's project.

David Silk submitted a letter regarding Mr. Moreau's project on July 15, 2021, which was sent to the Board via email.

Jill Cramer submitted a letter for her client Mr. Moreau on June 28, 2021, which was sent to the Board via email.

David Silk submitted an extensive packet at the last Planning Board meeting June 16, 2021, that the Board has reviewed.

#### **IV. Review of Minutes (May 5, 2021 & June 16, 2021)**

The June 16, 2021 meeting minutes are not currently available.

Sabin Beckwith made a motion to approve the May 5, 2021 workshop minutes as presented. The motion was seconded by Andy Yale. Motion carried with all in favor.

#### **V. Old Business**

##### **A. Site Plan Review – Ben & Donna Bassett – 8 Sumner Lane – Map U7, Lot 20 – Expand Existing Cabin**

Allen Jackson reiterated that it is unknown where the current septic drains. Mr. Bassett is willing to install a sealed septic system so that future waste is not draining into the river or wetlands.

Andy Yale made a motion to open discussion on this agenda item by the Board. The motion was seconded by Allen Jackson. Motion carried with all in favor.

Andy Yale asked if the new system will have a backup power source. Mr. Bassett will have a generator available.

Allen Jackson made a motion to close the discussion on this agenda item. The motion was seconded by Sabin Beckwith. Motion carried with all in favor.

Sabin Beckwith made a motion to approve the project as submitted. The motion was seconded by Thelma LaVoie. Motion carried with 3 in favor, and 1 abstention.

Mrs. Wright asked if this was the hearing. Allen stated that the hearing started at 6:00 p.m. and there was no one in attendance to talk about it, the public hearing was closed and the Board has moved into their regular meeting.

Mrs. Wright interrupted stating that there is a shoreland conflict and asked the CEO to speak on the subject. Jesse Winters stated that he and Mrs. Wright disagree on the wording and the interpretation of the Land Use Ordinances. Allen noted that the Board

has already approved the plan as submitted and is moving on to the next item on the agenda.

**B. Site Plan Review – Roger Moreau – 26 Reed Lane – Map R19, Lot 044 – Automotive Repair Shop**

Allen Jackson asked if there were any questions from the Board.

Andy Yale noted that he has been on the Board the longest and has seen this application, the Board has received information from both parties, no one on the Board has a law degree, and the law is open for interpretation. This citizen board have to review the information submitted and make a decision based on the Board's knowledge of the ordinances.

Cliff Krolick noted that this project has years of history.

Andy Yale made a motion to accept the application as complete and approve the project. The motion was seconded by Sabin Beckwith.

Discussion. Cliff Krolick would like to note that if this application is approved, as it looks like Board is going to do, there needs to be strict enforcement guidelines.

The motion was amended by Cliff Krolick to include the following condition: operation is to adhere to the guidance of the Town of Parsonsfield Noise Ordinance and follow conventional operating hours. Cliff would like it noted that if any complaints are received about this project not adhering to the conditions set by the Board, fines according to the Town of Parsonsfield Land Use Ordinance should be imposed. Andy Yale noted that the CEO would be in charge of enforcing the conditions.

Allen Jackson amended the motion to add the following conditions: the permit for the project be renewed every two (2) years; that the waste containment be inspected annually by the Code Enforcement Officer; no excess parking on the property, vehicles being worked on are to be in the authorized spaces that are depicted current survey plan and that the number of vehicles not exceed the spaces depicted; and the turnaround must be kept clear at all times for emergency vehicles. Allen also asked that the current garage be demolished and removed.

The Board discussed the conditions. Andy Yale agreed with all of the amendments except removing the building. Allen Jackson removed that condition from his amendment.

Allen Jackson asked the Board for a show of hands to vote on the motion and conditions.

Ms. Lane interrupted and stated that she thought the Board was reviewing the application for completeness. Allen explained that the Board is approving the application with conditions. Ms. Lane also asked if the Board has considered the Zoning Board of Appeals (ZBA) decision. Allen answered no. Both Andy and Allen

noted that this is not a public hearing this is a Board meeting. Allen clarified that the Board will only accept information from Mr. Moreau and his attorney and Mr. Nelligan, if he were here and his attorney Mr. Silk.

Mr. Silk noted that it was unclear to him that the Board would be acting on the application tonight. He mentioned that the Board has not held a site walk or public hearing on this project, and would like it noted that he objects to the process. He believes that this will be back in front of the ZBA.

The Board voted and the motion carried as amended with 4 in favor, and 1 against.

**NOTE:** Cliff Krolick left the meeting at 6:31 p.m.

Roger & Joseph Moreau, Jill Cramer – Attorney for Mr. Moreau, Michael LaLonde, David Silk – Attorney for Mr. Nelligan also left the meeting at this time.

## **VI. New Business**

### **A. Site Plan Review – Paul Beaton – 102 Lloyd Watson Road – Map U9, Lot 7 – Add New Deck to Existing Deck**

The Board reviewed Mr. Beaton's application and found the application incomplete and asked that he submit the following information prior to the next meeting on Wednesday, August 14, 2021.

1. Name, registration number, and seal of the land surveyor, architect, engineer and/or similar professional who prepared any plan.
2. Locations of intersecting roads or driveways within 200 feet of site.
3. Location of open drainage courses, wetlands, stands of trees, and other important natural features, with description of features to be retained and of any new landscaping.
4. Location and dimensions of any existing easements and ten (10) copies of existing covenants or deed restrictions.

Allen Jackson made a motion to hold a site walk on Saturday, August 14, 2021 at 8:00 a.m. The motion was seconded by Andy Yale. Motion carried with all in favor.

Allen Jackson made a motion to hold a public hearing at the next meeting on Wednesday, August 18, 2021 at 6:00 p.m. The motion was seconded by Sabin Beckwith. Motion carried with all in favor.

## **VII. Open to Public Questions**

Mr. Wright asked why the public hearing ended so quickly. Allen Jackson noted that Mr. Wright was not here when the public hearing started, one (1) person spoke and the public hearing was closed.

Mr. Wright then asked Jesse if he knew that Mrs. Wright was going to be at the meeting. Jesse explained that he had met with Mrs. Wright at 3:00 p.m. she had agreed that the Sumner Lane project would be all set. Jesse noted that the public hearing was over before the Wright's even entered the building.

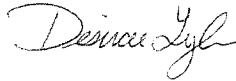
**VIII. Schedule Workshop for Wednesday, August 4, 2021**

Allen Jackson made a motion that there is no need to have a workshop on Wednesday, August 4, 2021. The motion was seconded by Sabin Beckwith. Motion carried with all in favor.

**IX. Adjournment**

Sabin Beckwith made a motion to adjourn at 6:45 p.m. It was seconded by Andy Yale. Motion carried with all in favor.

**Respectfully Submitted,**



**Desirae Lyle  
PPB Secretary**

**Approved by the Board at the August 18, 2021, Meeting.**

  
Allen Jackson, Chair

