

**Parsonsfield Planning Board Meeting**  
**634 North Rd Parsonsfield, ME**  
**Tuesday December 18<sup>th</sup>, 2018**  
Minutes

**In Attendance:** Andy Yale (Acting Chair), Clifford Krolick, Marion Wright, Rick Sullivan, Brendan Adelman

CEO David Bower in attendance

**Absent:** Justin Espinosa, Nate Stacey

The meeting is called to order at 7:00 pm.

**Mr. Yale** States he is stepping in as chairman for this meeting as the chairman and vice chairman are absent. He reviews the agenda items for this meeting stating the most time sensitive items will take priority. The agenda is as follows: Mrs. Walker Site Plan Review, Province Lake Golf Course Application and William Ryan & Trevor Sanborn application. He asks the board if there are any questions before beginning.

**Mr. Adelman** Clarifies that himself and Mr. Krolick, being both alternates, will be voting tonight with the two other members being absent.

There are no other questions or comment from the board.

**Mrs. Walker SPR application**

**Mr. Yale** Asks Mrs. Walker to present her application and discuss her plans.

**Mrs. Walker** Explains she is there on behalf of her mother in-law who is currently on hospice and they would like to arrange to have a burial plot on their property. She reads a letter that specifies statute 13 MRS 1142. By this statute, she believes she would need to delineate the boundaries of the burial area, make sure it is less than ¼ acre and record it with the registry of deeds. The boundary of the burial plot would be located adjacent to the stone wall property boundary and would stop about 100 feet from the road. The size of the burial grounds would be 100 by 83 feet and would be marked with granite stone.

**Mr. Bower** States this would not meet the 25 foot setback requirement from the property line.

**Mrs. Walker** Agrees they could adjust their plans to meet these requirements.

**Mr. Yale** Asks Mr. Bower if they would need to notify the abutters.

**Mr. Bower** Answers yes, the planning board would need to notify the abutters.

**Mr. Sullivan** Suggests the board approves this SPR application and send notices out to the abutters. He doesn't see much issue here with the area being very rural and having few abutters.

**Mr. Krolick** This being a time sensitive issues, he suggests putting a time frame in the letter for abutters to respond with any objections or concerns.

**Mr. Yale** Suggests the board can send out notices to the abutters with the condition of approving this application. If any concerns come up, the board will have to revisit this application.

**Mr. Sullivan** Motions to approve the application under the condition the abutters are notified and all state guidelines are followed

**Mr. Adelman** Seconds this motion

The board votes unanimously to carry the motion.

### **Province Lake Golf Course**

The board takes a few minutes to review the application.

**Mr. Sullivan** Asks if this application is the one the appeals board gave a waiver on for the setbacks?

**Mr. Bower** Yes, there was a waiver granted.

**Mr. Sullivan** Proposes the board can waive the site walk.

**Mr. Yale** Recommends putting to a vote for waiving the site walk.

**Mr. Adelman** Motions to waive the site walk.

**Mr. Sullivan** Seconds the motion.

The board votes all in favor of waiving the site walk.

**Mr. Porter** States this issue is time sensitive due to some licensing requirement deadlines for the golf course.

**Mr. Adelman** States the planning board will need to notify the abutters and can put a timeline on the letter for responses.

**Mr. Yale** Motions to approve this application is complete.

**Mr. Sullivan** Seconds the motion.

The board votes in favor the application is complete.

**Mr. Sullivan** Makes a motions to approve the application subject to the expiration of the timeline given to the abutters to respond.

**Mr. Adelman** Seconds the motion.

The board votes unanimously the application is approved as the motion carries.

### **William Ryan & Trevor Sanborn, application for the Walker Building**

**Mr. Yale** Reads a letter presented to him from an attorney regarding conflict of interest pertaining to Mr. Ryan having been previously on the planning board. The letter states Mr. Ryan had not voted on this application as a board member and has since recused himself from the board, therefore, there is no issue of a conflict of interest.

**Mr. Ryan** States he has not participated in any medical marijuana ordinances as a board member and advocates the board vote on this application tonight as it has been 60 days since the board's approval the application was complete.

**Mr. Bower** Asks what prompted this letter from an attorney

**Mr. Ryan** States the issue of conflict of interest had come up in the past and prompted him to contact a lawyer.

**Mr. Yale** Suggests moving on from this topic and address other issues. This may be something that the board may need to take on under advisement.

**Mr. Ryan** States the board has not presented him with any receipt that the application was approved complete, as well as, recorded minutes have not been properly posted.

**Mr. Yale** Asks the board for any comment

**Mr. Sullivan** States he is willing to move past the conflict of interest issue

**Mr. Yale** Proposes to address the application in regards to the state legislature on opting in for medical marijuana ordinances.

The board reads some correspondence from Maine Municipal Association Legal Services.

**Mr. Adelman** Proposes the board can vote either way while reiterating as part of the approval it would not give the applicant authority to start their business practice until the state of Maine clarifies medical marijuana legislature.

**Mr. Ryan** States the issue with this is the town currently has no ordinances. He proposes the board put in a warrant article for medical marijuana and presents one he has drafted himself. At this point there is a lot of discussion regarding putting in a warrant article for medical marijuana ordinances.

**Mr. Sullivan** Clarifies this meeting is to determine the approval of this application. With the current regulations and ordinances not having been adopted by the town, the planning board may approve this application but on the condition they could not operate their business until an ordinance is adopted. He makes a motion to vote on the approval of the application with the condition the operation of the business is pending on the municipal consent and proper zoning.

**Mr. Yale** Asks if there are any other concerns from prior meetings regarding conditions.

**Mr. Adelman** Recalls the applicant would have to follow state laws.

**Mr. Yale** Recalls some landscaping may need to be addressed

**Mr. Ryan** States the landscaping had been taken care of.

**Mr. Bower** The driveway would need to be addressed by DOT standards. The applicant would have to contact DOT.

**Mr. Sullivan** Motions again to vote as same as stated before

**Mrs. Wright** Seconds the vote

The board votes unanimously in favor the approval of this application with the condition the operation of the business is pending on the municipality opting in to a medical marijuana facility ordinance.

The meeting is adjourned

Draft completed by: Lindsay Gagne

Approved by board, Date: \_\_\_\_\_

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Planning Board Chair or acting Chair name  
& Signature