

**Parsonsfield Planning Board Meeting  
Tuesday, December 15, 2015  
Minutes**

**Planning Board Members in Attendance:**

Tiffany Brendt, *co-chair*  
Thelma LaVoie, chair  
Carl Nance (alternate)  
John Wagner

**CEO David Bower in Attendance**

**Also in attendance:**

Jeff Wright, Marion Wright, Todd Crooker, Kraig Mason

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The meeting was called to order at 7:05.

**Site Plan Review**

**Kraig Mason, 25 Federal Road, DBA Krunchtime Fitness**

Mr. Mason is a certified personal trainer and group fitness instructor. His request is to open a fitness studio at 25 Federal Road, (800 sq. ft. building next to the Chinese Restaurant). He plans to start with introductory fitness and mind/body classes, and eventually would like to add other trainers. Class size would be limited to 10 people, and equipment would include dumb bells and resistance bands but no tread mills or exercise bikes.

Discussion: CEO Bower was concerned about parking in front of the building. *Mr. Wagner stated that Federal Road is a state road and thought there has always been parking in front of the buildings there, which Ms. Lavoie confirmed. Mr. Wagner also said that it is not our call as to whether or not we can force people to park off the road. Ms. Brendt said it was not our purview and that we can revisit this issue in the future if there is a problem, and can ask Kraig Mason ask his clients to park off the road, but we cannot require it. Ms. Wright raised, "You can't do that, Tiffany!", and Ms. Brendt replied that she was not talking about getting the DOT or our Road Commissioner involved, but having a friendly conversation with Kraig. Mr. Mason will ask clients to park behind the building then use the back entrance.*

Vote: John Wagner motioned to approve and was seconded by Tiffany Brendt. The SPR was unanimously approved.

**Update**

**Linda Corbin, 1641 North Road Development**

Ms. Corbin has an occupancy permit for the first mobile home. The second mobile home has been delivered, has the required building and septic permits, and will be installed in the spring of 2016. The existing driveway meets the state requirements for 1-5 units; she needs a driveway permit.

**Site Plan Review**

**John and Deborah Sobczak, 4 Miller Avenue (West Pond), addition and make handicapped accessible**

(The Sobczak's were not in attendance; review was in their absence.)

The cottage has been in Deborah Sobczak's family for almost 50 years and they would like to make an addition to accommodate her aging parents, grown children and grandchildren. However, the proposal is to expand the cottage to 1200 sq. ft. and there is a 1000 sq. ft. limit.

Discussion:

Mr. Wagner suggested the Sobczak's revise the plan to keep the addition closer to the 1000 sq. ft. limit.

Vote: Motion to deny application by Mr. Wagner, seconded by Ms. Brendt.

Board members Wagner, Brendt and Nance voted to deny the application. Chairperson Lavoie abstained.

**Appointment of Carl Nance to become permanent member of the Planning Board**

Carl Nance is currently an alternate to the Planning Board. Chairperson Lavoie will get approval from the Selectmen to make him a full member.

Meeting was adjourned at 7:32

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Approved

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Date