

**Parsonsfield Planning Board**  
**634 North Rd Parsonsfield, ME**  
**Tuesday, June 16<sup>th</sup>, 2020**  
Minutes

**In Attendance:** Rick Sullivan (Chair), Nate Stacey (Vice Chair), Brendan Adelman, Thelma Lavoie, Tom Winter (Alternate), Clifford Krolick (Alternate)

**Absent:** Andy Yale

**Also, In Attendance:** Lindsay Gagne, Jesse Winters (CEO), Harvey Macomber, Dan Flint, Roger Moreau, Jeanie Moreau, Michael Nelligan

**Mr. Sullivan** Calls the meeting to order at 7:00pm and completes a roll call of planning board members in attendance. There is a quorum of four regular voting members and two alternates present.

**Review June 2<sup>nd</sup> Meeting Minutes**

**Mr. Sullivan** Makes a motion to accept the meeting minutes as they are

**Mr. Adelman** Seconds the motion

The motion passes by unanimous vote: 4-0

**Site Plan Review: Roger Moreau, Map R19 / Lot# 044**

**Mr. Sullivan** Explains this meeting is to determine if the application before the board is complete. It has been resubmitted with a new situation involving the property. Mr. Moreau did add to the application a driveway permit signed off from Maine D.O.T

**Mr. Winter** Asks if the board understands the rules of ME D.O.T for their permits.

**Mr. Adelman** States he is aware it would have to be at least 22-feet wide and paved up to a certain point.

**Mr. Stacey** States with the last application, this lot being a rear lot, cannot have both a residence and a business on it as they determined before. He verifies with Mr. Moreau he would be living on the front lot, recently sold to him.

**Mr. Sullivan** Explains the application before the board has been resubmitted now that the property formerly owned by Mrs. Wilson was sold to Mr. Moreau and some other family members.

**Mr. Adelman** States he would like to know more what D.O.T's definition of home business is in comparison to the towns ordinance. He asks Mr. Moreau if he's had any discussion with an abutter, Mr. Gilbert, regarding the right-of-way. His understanding is there may need to be a road maintenance agreement involved.

**Mr. Moreau** States he has had discussions with Mr. Gilbert and could obtain a letter from him.

**Mr. Stacey** States the application will need the deed attached to it for both the rear lot and the front lot to verify the right-of-way easement.

**Mr. Winter** Suggests the application should list all three owners for the front lot.

**Mr. Sullivan** Explains this application is for the rear lot, which is owned by Mr. Moreau.

**Mr. Stacey** Asks Mr. Moreau, in addition to the deeds, to show on the maps a North bearing. As far as showing a scale, he is accepting to waiving this where there is marked the distances on the plot map.

**Mr. Sullivan** Makes a motion to deny the application based on the missing deed for the property

**Mr. Adelman** Seconds the motion

Motion passes by unanimous vote: 4-0

**Mr. Sullivan** Explains the application is considered as incomplete and asks Mr. Moreau to file with the board by the next meeting the requested documents.

### **Site Plan Review: Dan Flint, R07 / 007**

**Mr. Sullivan** States he received from the CEO which ordinances applied. The CEO agrees this request is in compliance with the land use ordinance. There was one abutter, who has written to the board expressing positive feedback towards this project.

**Mr. Adelman** States he agrees this application is complete and asks the CEO if there are any concerns to address.

**Mr. Winters** States this would be considered a seasonal camp, but otherwise, has no issue or concerns with this application.

**Mr. Sullivan** States he is comfortable making a decision of approval for this application. He makes a motion to accept the application as complete.

**Mr. Stacey** Seconds the motion

Motion passes, vote: 4-0

**Mr. Sullivan** Makes a motion to approve the application

**Mr. Adelman** Seconds the motion

Motion passes, vote: 4-0

### **Recreational Marijuana Draft Warrant Article**

**Ms. Gagne** Explains where the board originally drafted a warrant article with a moratorium, however, MMA (Maine municipal Association) advised there need to be a moratorium ordinance, which gets fairly involved in creating. MMA's recommendation was to draft a warrant article asking if the Town wants to opt in to recreational marijuana facilities with an effective date. A yes vote would allow the opt in effective any which date the board chose was reasonable. Given the effective date, the board could utilize that time to draft ordinances. Although they would need to conduct workshops, a public hearing and co-ordinate with the Select Board to set a town vote on the ordinances and the ordinance would have to pass, otherwise, the opt in would default to state regulations. At this point they will need to draft a warrant article and hold a public hearing.

**Mr. Winter** States he would be willing to draft up some wording for a warrant article.

**Ms. Gagne** Can send that to MMA for review.

**Mr. Stacey** Considers if it would be possible to have another Town meeting for a vote on ordinances, given the current issues with COVID-19.

**Mr. Adelman** Suggests having a workshop or discussion at next meeting for some public input.

**Mr. Sullivan** This can be added to the next meeting agenda.

**Performance standards for Medical Marijuana Caregivers**

**Mr. Macomber** Suggests tabling this item where the select board is discussing some options

**Mr. Sullivan** Agrees this can be tabled till the next meeting.

**Other Business**

There is none to be discussed.

**Mr. Sullivan** makes a motion to adjourn the meeting

**Mr. Adelman** Seconds the motion

Motion passes by unanimous vote: 4-0

The meeting is adjourned at 7:40pm.

Draft completed by: Lindsay Gagne

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

\_\_\_\_\_  
Planning Board Chair or acting Chair  
Name & Signature