

**Parsonsfield Planning Board Meeting**  
**634 North Rd Parsonsfield, ME**  
**Tuesday October 15<sup>th</sup>, 2019**  
Minutes

**In Attendance:** Rick Sullivan (Chair), Nate Stacey (Vice Chair), Andy Yale, Brendan Adelman, Clifford Krolick (Alternate)

**Absent:** none

**Also, In Attendance:** Lindsay Gagne, Amy McNally, Ralph Austin, Thomas Greer, Jeff Wright, Corey Lane, Michael Nelligan, Wayne LaValley, Stephen Anderson, Harvey Macomber, Todd Crooker, George Thibodeau, Roger Moreau

**Mr. Sullivan** Calls the meeting to order at 6:58pm. There is a quorum of 4 regular members.

**Review September 17<sup>th</sup> Meeting Minutes**

The board takes a few minutes to review the meeting minutes

**Mr. Sullivan** Motions to accept the meeting minutes as they are

**Mr. Yale** Seconds the motion

Motion passes by unanimous vote: 4-0

**Watson Woods Subdivision**

**Mr. Greer** Explains some updates on the current plan. There will be 4 driveways, each serving two lots. The common open space, not to be developed, has been enlarged to include the original open space, as well as, the area covering the great brook. Also, the retained land will be retained by the owner and may in the future become an estate lot.

**Mr. Stacey** Asks if the driveways for lots 5 and 6 will stay in the same location or be moved to another area. The language on the map states both, the “area is not to be developed” and “area for future development”. He also confirms CES ensured the sight distances will be met.

**Mr. Greer** States the driveway location will remain in the same location on lot 5. As for the language on the map, this is worded in a way to include in density calculations.

**Mr. Yale** Suggests keeping the 10-year moratorium on the retained land but to also define some terms more clearly.

**Mr. Sullivan** Recommends including in the terms, for developments of two or more lots, Hussey road must be improved to current standards.

**Mr. Krolick** States the language should also include the cost should come from the developer.

**Mr. Sullivan** Asks the board if they agree the buffer should be replanted all at once or prior to the sale of each lot. In response, the majority of the board agrees the buffer should be planted all at once. He asks for any comments from the public.

**Ms. Lane** States the revised map has written “*exceptions noted above*” but there is no detailed survey report from the peer review and is also not signed by the surveyor.

**Mr. Greer** Explains they expect the board will work out the conditions tonight and at the next meeting will have stamped and signed documents to present to the board

**Mr. Sullivan** Reviews the conditions of approval they have discussed which include; The retained land cannot be subdivided for ten years and if a subdivision of two or more homes occurs after the ten-year moratorium then the developer will cover the cost of improving Hussey Rd to current standards and the buffer will be replanted in entirety prior to the sale of the first lot.

**Mr. Stacey** Adds to the conditions the applicant will ensure specific language in the homeowner's association explaining the responsibility of maintaining the brush along the roads to keep site distances at 450-feet.

**Mr. Yale** Suggests the final conditions are run by the town attorney for legal insight.

**Mr. Sullivan** Makes a motion to approve the Watson woods final plan is complete with the application of the current conditions.

**Mr. Stacey** Seconds the motion

Motion passes by a unanimous vote: 4-0

### **Roger Moreau 26 Reed Lane, Site Plan Review**

**Mr. Sullivan** States this meeting is to review the completeness of the application.

The board goes through the site plan review application checklist and verifies the applicant has submitted all necessary documents with the application.

**Mr. Thibodeau** Confirms with the board they have also reviewed a letter submitted by another abutter, Mrs. Wilson, regarding a right-of-way.

**Mr. Yale** Asks Mr. Moreau if there will be any exterior lighting proposed.

**Mr. Moreau** Answers just his outside lights would be used.

**Mr. Sullivan** Reviews the deed with the right-of-way easement and finds there are no specific restrictions.

**Mr. Nelligan** Addresses with some of his concerns this application is not complete. Regarding the sketch of the site plan, maps and drawings must be at a specific scale requirement. He notes there is no scale on this sketch and the measurements are rough estimates. These requirements are for developments, commercial use or a change of use. The plan shows no bearings or distances and was not completed by a surveyor and he questions if there is a turnaround for fire emergencies.

**Mr. Sullivan** States these can be deliberated more when the board gets to reviewing the plan

**Mr. Adelman** Explains the information may not be adequate for the board to make a decision of approval of the plan, however, they are only determining if there is enough information provided to begin the review process of the plan. The board may require more information as more questions might develop.

**Mr. Sullivan** Makes a motion to accept Mr. Moreau's application for 26 Reed Lane as complete

**Mr. Adelman** Seconds the motion

Motions passes by unanimous vote: 4-0

The board schedules a public site walk with the applicant

**A site walk is scheduled for  
Saturday November 2<sup>nd</sup> at 10:00am  
for 26 Reed Lane.**

### **Wayne LaValley 478 Maplewood Rd**

**Mr. Yale** States he has not found redemption center in the land use table and thinks it may fall under transfer station or waste disposal

**Mr. Sullivan** Asks what types of hazards redemption centers might have.

**Mr. Stacey** States traffic and large transporting trucks may be a concern.

**Mr. Nelligan** Asks how the board reviews an application where there is no permitted use.

**Mr. Adelman** The process is we would assign something that fits the closest

**Mr. Nelligan** Cites from the land use ordinance the definition for “*Distribution Terminal Trucking*” definition and suggests this may be a close definition of the use.

**Mr. Sullivan** Suggests the board determines if the application is complete or not then look at how it applies to the ordinance.

The board goes through the site plan review application checklist and verifies what the applicant has submitted.

**Mr. Sullivan** States some missing information from the application that include: Dimensions of the driveway, adding Mr. Nelligan’s right-of-way to the sketch map and a sketch of the proposed sign that includes the location on the sketch map and the dimensions of the sign.

**Mr. Yale** Suggests adding the setback measurements to the sketch map.

**Mr. Sullivan** Confirms with Mr. Lavalley he will be using a storage trailer and a shed as part of his business. The sets backs will be required for both buildings.

**Mr. Adelman** Makes a motion the application is not complete, and the board will provide a list of remaining requirements to the applicant

**Mr. Stacey** Seconds the motion

Motion passed by unanimous vote: 4-0

### **Other Business Recreational Marijuana Facilities Opt in**

**Ms. Gagne** Explains the process of opting in. The town can opt in with an ordinance or with a moratorium, however, without either a moratorium or ordinance paired with the opt in then, if voted to allow the opt in, it would allow recreational marijuana facilities as governed by state law with no specific zoning regulations. Moratoriums cannot exceed 180 days unless the select board approves an extension of the moratorium and if the town votes to opt in and later crafts an ordinance, should that ordinance get voted down, regulations of recreational facilities would default to state law. The board would need to follow the same procedures with ordinance amendments/enactments, having public hearings and notices, etc.

**Mr. Sullivan** Suggests the board review more information on this and come back to it at the next meeting.

### **Other Business**

**Mr. Yale** Suggests having a workshop for better defining “density” and would rather record the meetings via audio and discontinue video recording.

**Mr. Sullivan** Suggests having the workshop on December 3<sup>rd</sup> to look at the contradictions.

**Mr. Adelman** States the board could vote on using which type of recording equipment.

**Mr. Stacey** Agrees there are some gray areas in some of the language that can be difficult to interpret.

The board agrees to hold a workshop

**A workshop is scheduled for  
Tuesday December 3<sup>rd</sup> at 7:00pm**

**Mr. Sullivan** Makes a motion to adjourn  
**Mr. Stacey** Seconds the motion  
Motion passes with a unanimous vote: 4-0

The meeting is adjourned at 8:45pm

Draft completed by: Lindsay Gagne

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

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