

**TOWN OF PARSONSFIELD  
PLANNING BOARD MEETING MINUTES  
6:00 PM  
Wednesday, October 18, 2023  
TOWN OFFICE BUILDING**

**I. Call to Order**

Aaron Boguen called the meeting to order at 6:00 p.m.

Present: Sabin Beckwith, Aaron Boguen, Allen Jackson, Roger Moreau, Paul Farris (Alternate), Harvey Macomber (Alternate), Recorder Desirae Lyle (watched meeting via Facebook Live)

Absent: Gerard Clifford, Code Enforcement Officer Jesse Winters,

Guests Present: Scott Mounce, Chris Gadomski, Jeff Wright, Jen Lewis, Cynthia & Michael Hasty,

**II. Correspondence**

Correspondence related to applications will be addressed during each agenda item.

- a. An email was received from Michael and Cynthia Hasty regarding subdivision questions.
- b. Copies of the October 11 & 18, 2023 Your Weekly Shopping Guide Ad about the sale of the Stanley Building.
- c. Email from Mark Mounce with additional information pertaining to his application.

**III. Review of Minutes (Aug. 16, 2023, Sept. 6, 2023 Workshop & Oct 4, 2023 Workshop)**

Sabin Beckwith made a motion to approve the August 16, 2023 meeting minutes as presented. Roger Moreau seconded the motion. Motion carried with all in favor.

Roger Moreau made a motion to approve the September 6, 2023 workshop meeting minutes as amended. Allen Jackson seconded the motion. Motion carried with all in favor.

Roger Moreau made a motion to approve the October 4, 2023 workshop meeting minutes as presented. Sabin Beckwith seconded the motion. Motion carried with all in favor.

**IV. Old Business**

- a. **Subdivision Review – Parsonsfield Seminary – Map R04, Lot 003 – Land Lot (Hobbs Swamp Road) – Proposed Subdivision – No Action**

(Note: Old Business agenda item b. is a place holder, no new information has been received from Parsonsfield Seminary)

- b. **Site Plan Review – Kezar Commons, LLC – Map U04, Lot 003 – 18 Federal Road – Mixed Uses (Commercial, Retail, Office, Residential, Short-Term Rental) – No Action**

Mark Mounce passed out copies of information about the project to the Board.

Regarding the notice for auction, the Mounce's have interest in the property, but the owner is making it go through auction.

Sabin Beckwith asked the applicants if they will have a restaurant and/or be serving food and beverages. Mr. Gadomski noted that they want approval for all uses. Sabin noted that at the last meeting the applicants stated that they wouldn't be serving food or beverages. Sabin also asked if they would be sprinkling the building.

Sabin Beckwith made a motion to accept the application as complete with conditions forthcoming for approval. Roger Moreau seconded the motion. Motion carried with all in favor.

Sabin Beckwith made a motion to table the application until the November 15, 2023 meeting so that the Board can develop conditions. Allen Jackson seconded the motion. Motion carried with all in favor.

Aaron Boguen will check with Desirae to see if the Board can discuss the application and conditions the Board would like to implement at the November 1, 2023 workshop meeting.

**c. Discussion – LD2003 Potential Land Use Ordinance Changes**

Sabin Beckwith made a motion that the Board request funding from the State of Maine up to \$5,000.00 for LUO (Land Use Ordinance) revision efforts. Allen Jackson seconded the motion. Motion carried with all in favor.

Roger Moreau made a motion to engage SMPDC (Southern Maine Planning and Development Commission) for the LUO revisions needed. Sabin Beckwith seconded the motion. Motion carried with all in favor.

Sabin Beckwith made a motion that either Aaron or Desirae reach out to ask the Maine Department of Economic Development for an extension of up to eight (8) months (to expire June 2024) for Land Use Ordinance development. Roger Moreau seconded the motion. Motion carried with all in favor.

**V. New Business**

**a. Pre-Application Meeting – Michael & Cynthia Hasty – Map R08, Lot 003A & 003B – Subdivision Questions**

Cynthia Hasty explained the sequence of events to the Board. The Hasty's are getting ready to sell the second lot. In September of 2018 lots 3 and 3A were one (1) lot. The first lot (3A) sold in January of 2019, it was a familial split and did not constitute a subdivision. In March of 2019 lot 3 was sold to an abutter Mr. Flint. Mrs. Hasty noted that it was explained to her that if they waited until January of 2024 (five years from the first sale) it would not be a subdivision, but the real estate agent has stated that whether they wait to sell or not it's still a subdivision. Mr. & Mrs. Hasty are looking for guidance from the Board on how to proceed.

The Board agreed that Mr. & Mrs. Hasty should complete a subdivision application.

**VI. Open to Public Questions**

Jen Lewis offered her help with the Land Use Ordinance revisions and working with SMPDC.

She asked if the Board has a backup plan in case the proposed ordinances do not pass.

Ms. Lewis also noted that she appreciated Sabins comment during the Kezar Commons, LLC application about the ever-changing plans.

**VII. Schedule Workshop for Wednesday, November 1, 2023**

Sabin Beckwith made a motion to hold a workshop on Wednesday, November 1, 2023 at 6:00 p.m. Allen Jackson seconded the motion. Motion carried with all in favor.

**VIII. Adjournment**


Roger Moreau made a motion to adjourn at 7:28 p.m. Sabin Beckwith seconded the motion. Motion carried with all in favor.

**Respectfully Submitted,**



**Desirae Lyle**  
**PPB Executive Secretary**

**Approved by the Board at the February 21, 2024 Meeting.**

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**Aaron Bøguen, Chair**