

**Parsonsfield Planning Board Meeting
Tuesday, February 21, 2017
Minutes**

Planning Board Members in Attendance:

Carl Nance, chair
Todd Crooker
Donna Dulude
Thelma LaVoie
John Wagner
Louis Aubuchont, alternate

CEO David Bower in Attendance

Selectman S. Tiffany Brendt in Attendance

Also in attendance:

William Ryan, Jeff Wright, Austin Turner, John Brock, Patrick (?) of Lisciotti Development

Due to the delayed start of the previous Public Hearing, Chairman Nance called the meeting to order at 7:29.

January Minutes Approved

The minutes from the January 17, 2017 meeting were reviewed. After CEO Bower made some corrections and clarifications, Mr. Wagner moved to approve the corrected minutes and was seconded by Mr. Crooker. The minutes were unanimously approved.

Site Plan Reviews

George and Patricia Smith, Kezar Mountain Road Map R-2, Lot 26: proposal to build a single family home

This application had been reviewed at the January 17 meeting and letters to the abutters were mailed on February 2. The Board asked CEO Bower if any of the abutters had expressed concerns regarding the application. Mr. Bower replied that one abutter had come into the office, but had no problems. Mr. Bower recommended that the board approve the application. Mr. Wagner motioned to approve and was seconded by Ms. Dulude. The board voted unanimously to approve the application.

Dollar General Store Application

The Planning Board continued discussing this project with Austin Turner of Bohler Engineering. Jamel Torres of SMPDC provided comments:

1. Parking Waiver

At the January 17 meeting, the PB had asked for more data on the parking. This was not provided, however Mr. Turner noted that if the waiver was not approved, the parking would be expanded into the wetland area. Mr. Torres has been working with Maine DOT about eliminating the secondary access. The DOT has sent its approval, but it hadn't been received at the time of the meeting.

2. Aesthetic Design and Lighting

In response to the request for a building design that had a more pleasing appearance, Mr. Turner presented a revised building design with siding that looks like wood with a brick-like wainscoting and faux windows on the public facing sides. The road sign is 10' wide by 5' high and will be 20' high. Lighting will be dimmed to security lighting one-half hour after closing.

3. Contamination

The board asked for more documentation on site contamination. Mr. Turner assured them the project wouldn't move forward if it was a "fatal flaw". Contamination clean-up would be part of the construction and a licensed waste hauler would provide disposal of solid and hazardous waste.

4. Financing

Lisciotti Development has a letter stating the ability to finance the project. This will be provided after approval.

5. Application of Special Exception , Article III, section 5E of Land Use and Development Ordinance states:

*"1. An alternative sites analysis identifying and analyzing other reasonable alternative sites and justification of how the proposed site is the most suitable; and
2. A neighborhood environmental impact report evaluating the potential impacts on neighboring properties and environs and presenting mitigating measures that alleviate adverse effects."*

Mr. Torres stated the requirements should be covered in this process. Mr. Turner stated this was addressed in the cover letter.

6. Environmental Impact Report

Ms. Dulude asked if an Environmental Impact Report would be provided. Mr. Austin replied this is a redevelopment to a commercial use on a state highway and is an improvement.

Vote: The Board concluded their concerns were satisfactorily addressed and voted unanimously to go forward with the project.

March 21 Continuation of Public Hearing

Since the Public Hearing was cut short due to its delayed start, Mr. Crooker stated we should hold another one. Ms. Dulude agreed, and Mr. Austin said he would be willing to attend another Public Hearing, but noted that he could not answer questions regarding the tenant. The Board voted to hold a continuation of the Public Hearing on Tuesday, March 21 at 6:00, to be followed by the regular meeting at 7:00.

Vote on Special Exception, Article III, section 5E

A vote was taken specifically on whether the requirements of the Special Exception, Article III, section 5E have been met. Mr. Wagner motioned to approve the Special Exception and was seconded by Ms. Dulude. It was passed (Cooke, Wagner, Nance in favor, Dulude and LaVoie opposed).

Other:

Updated Town Ordinances

The Planning Board had previously voted to modify the Shoreland Zoning ordinances. Chairman Nance will contact SMPDC to update them, and after that a Town Meeting can be scheduled.

Mr. Wagner moved to adjourn the meeting, seconded by Chair Nance. The meeting was adjourned at 8:43.

Approved

Date