

Parsonsfield Planning Board Meeting
634 North Rd Parsonsfield, ME
Tuesday September 17th, 2019
Minutes

In Attendance: Rick Sullivan, Andy Yale, Brendan Adelman, Clifford Krolick (Alternate)

Absent: Nate Stacey

Also, In Attendance: Lindsay Gagne, Amy McNally, Ralph Austin, Thomas Greer, Jeff Wright, Corey Lane, Tiffany Brendt, Michael Nelligan, Wayne LaValley, Stephen Anderson, Harvey Macomber

Mr. Sullivan Calls the meeting to order at 6:59pm

Review August 20th 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

Annual Organizational Planning Board Meeting

Mr. Yale makes a statement about someone being chairman, but it is unclear.

Mr. Adelman Seconds

The board votes unanimously

Mr. Sullivan Nominates Mr. Stacey, who is absent, as Vice Chair and also seconds the motion

Site Plan Review – Wayne Lavalley, 478 Maplewood Rd

Mr. Sullivan Recommends addressing Mr. Lavalley ahead of Watson Woods.

Mr. LaValley States his intention is to open a redemption center

Mr. Yale Explains there needs to be more information included with the site plan review application. A redemption center is not in the ordinances land use table and the board may have to seek some guidance on this. He advises Mr. Lavalley to gather all the documents that are on the application form for the board to review more clearly. This would include sketch plans, dimensions, parking, etc.

Watson Woods Subdivision

Mr. Greer Gives a brief update on changes from the peer review consultation. This includes adjusting the boundaries on lots #7 and #8 so they come out on Hussey Rd, updating the driveway easement on those two lots to include access to lot #6, a completed test pit for Lot #7 and they also added two notes, one that the association will ensure the brush is maintained to ensure the site distances are met and when the lots get graded out, they will be graded in a uniform manner to allow for even sheet flow to the surrounding buffer.

Mr. Yale States he is not sure if the driveway now servicing three lots would be required as a road rather than a driveway.

Mr. Krolick States that the peer review consultant based their review on an application that is not the same as what is in front of the board now.

Mr. Greer States they received the application that was provided at the public hearing.

Mr. Sullivan Agrees there have been some updates, however only at the request of the peer review consultant during the process of conducting the review. He asks Mr. Greer the length of the Hussey Rd driveway.

Mr. Greer Based off the plans it would be about 400 feet.

Mr. Krolick States he doesn't think it's realistic to sell a land lot where the owner would have to maintain safe site distances.

Mr. Greer Explains the other option would be to have DOT do it. Either way it can be up to the planning board.

Mr. Sullivan Finds the applicant has acquiesced to the ordinances; He asks the public for comment if there are any ordinances that the applicant has not been in compliance with

Ms. Lane States the driveway permits have not been issued. She did not see any reference to Hussey Rd site distances and believes the Hussey Rd driveway should be a road, rather than a driveway, as it is serving more than two homes.

Mr. Sullivan States the consultant did confirm that the driveways meet site distances, or at least that they should meet if the brush is cut. He asks Ms. Lane if the driveway regs are in the subdivision ordinance.

Mr. Austin States in the Subdivision regulations it does define a private right of way can service no more than 8 homes and would not impact the town of any additional road services.

Ms. Lane States the maps are different then when they were presented at the public hearing and presents pictures from her phone.

Mr. Austin Asks if this is a public hearing.

There is further discussion from the board, but it is inaudible. Mr. Austin asks that the board include them on discussions related to their application.

Mr. Yale States they are talking about the retained land, he later addresses with Mr. Greer & Mr. Austin asking what the property owner intends to do with the retained land after the 10-year moratorium. He suggests possibly putting a conservation easement on the retained land.

Mr. Greer Explains the property owner may do timber harvesting and may make an estate lot with one house on it.

Mr. Sullivan Asks the board any suggestions regarding the condition of the retained land. He recommends they can keep the 10-year moratorium or discuss other options.

Mr. Yale Asks Mr. Austin if they would discuss this with the property owner.

Ms. Lane States the board should address the peer reviews term of "should meet site distances if brush is cut" and determine that absolutely the site distances will be met. She asks about driveway permits being issued

Mr. Yale Recommends the board should go back to the consultant for clarification on the site distances rather than MMA.

Mr. Greer Offers to send an email to CES Inc and copy the planning board email

Mr. Adelman Supports addressing clarification with the peer review consultant. He states the road commissioner and DOT will be responsible for issuing driveway permits after the plan has been approved in which they would have to meet town site distances.

The board continues further discussion regarding other options of retained land.

Mr. Austin Suggests setting the open common space behind the house lots along great brook to protect that area from any further development.

Mr. Yale Asks how they will restore the buffers, if all together or as they sell each lot

Mr. Greer Explains they intend on restoring it as they sell each lot

Mr. Sullivan Added a condition of prior to the building permit being issued, the landscape buffer will be replanted for each lot. He goes over a recap on the conditions: Association will maintain brush cutting for site distance, landscape buffer will be restored prior to building permits being issued and some type of condition on the retained land will be settled with the property owner.

Mr. Anderson States the buffer should come before the lots are sold because the brush will fill in.

Mr. Adelman Agrees with requiring buffer restoration prior to the building permit being issued for each of the lots. The buffer will have to meet the town's standards.

Mr. Sullivan Asks if there are any other questions, there are none.

The board continues to have some further discussion, but it is inaudible.

Mr. Sullivan States there is nothing else going on. Makes a motion to adjourn
It is unclear who seconds.

The board votes in favor of adjourning the meeting at 8:14pm.

Draft completed by: Lindsay Gagne

Approved by board, Date: _____

Planning Board Chair or acting Chair
Name & Signature