

**MINUTES
TOWN OF PARSONSFIELD
PLANNING BOARD MINUTES
6:00 PM
Wednesday, June 15, 2022
TOWN OFFICE BUILDING**

I. Call to Order

Allen Jackson called the meeting to order at 6:00 p.m.

Present: Aaron Boguen, Allen Jackson, Andy Yale, Roger Moreau (Alternate), Recorder Desirae Lyle

Absent: Sabin Beckwith, Gerard Clifford, Code Enforcement Officer Jesse Winters

Guests Present: Selectmen Harvey Macomber, Dawn Barrett, Paul Farris, Jeff Wright

NOTE: The minutes reflect the order of the agenda not how the items were discussed.

II. Correspondence

- a. Information was received from the Effingham Planning Board regarding the Meena Application for gas station. The Superior Court has upheld the Zoning Boards approval. The abutters of the project are now requesting that their wells be tested. Andy Yale would like the Board of Selectmen to intervene and make the concerns of the people known to Effingham.

Andy Yale made a motion to send a letter to the Board of Selectmen, asking them follow up on this matter, and to request more information from the Effingham Planning Board specific details about the disposal of the contaminated dirt from the Meena gas station site and what is the current status of the monitoring of nearby wells. Aaron Boguen seconded the motion. Motion carried with all in favor.

Allen Jackson asked to amend the motion to include the question of how deep are the tanks now (are they deeper than the tanks that were there) and what was done with that soil. Andy Yale made a motion to accept the amendment. Aaron Boguen seconded the motion. Motion carried with all in favor.

III. Review of Minutes (May 18, 2022) (No Meetings held June 1, 2022)

Aaron Boguen made a motion to approve the May 18, 2022 minutes as presented. Allen Jackson seconded the motion. Motion carried with all in favor.

Desirae Lyle asked the Board about promoting Roger Moreau from alternate to voting member for the new business tonight. It was clarified that promoting Roger to voting status is for new business or in the event that only two (2) other members are present for a meeting.

IV. Old Business

a./b. Land Use Ordinance Discussion/Comprehensive Plan Discussion

Aaron Boguen has been working on separating the Shoreland Zoning sections from the Land Use Ordinances. He hopes to have a draft ready for the Board at the July or August meeting. Allen Jackson noted that the Planning Board has slowed down on their updates of the LUO to allow the Comprehensive Plan Committee to complete their updates and edits.

c. Meena Gas Station Discussion

This was discussed during correspondence.

d. LD 2003

The Board discussed this, as well as the meaning of accessory dwellings. The law seems ambiguous. This law has been approved by the governor and may need to be incorporated into the ordinances.

Andy Yale requested permission from the Board to reach out to Representative Heidi Sampson for clarification.

Allen Jackson made a motion that Andy Yale contact Representative Heidi Sampson for clarification. Aaron Boguen seconded the motion. Motion carried with all in favor.

V. New Business

Aaron Boguen made a motion to promote Roger Moreau to voting member for all of the new business items tonight. Andy Yale seconded the motion. Motion carried with all in favor.

a. Site Plan Review – Dawn Barrett (Applicant) – 20 Federal Road – Map U04, Lot 004 – Change of Use from Retail to Residential

Andy Yale asked the applicant if she would like him to recuse himself because of past business dealings, Andy doesn't feel that this will hinder him from being objective, but wanted to be up front. The Board and Ms. Barrett had no issues with Andy participating.

Allen Jackson asked that the Board members review the application. Allen questioned the completeness of the abutter's list. Desirae Lyle noted that she used the same list as the last time.

Andy Yale noted that items "f" to "n" are have already been reviewed and approved and there are no changes being made to the outside of the building. Allen Jackson asked if a building permit will be required and if it should be included with the application. Ms. Barrett noted that she will obtain this when or if the Board approves the application. This is a permitted use in the Village District. Ms. Barrett has a commercial lease to use the property, it has been a residence in the past, and the Board would like Ms. Barrett to obtain a residential lease.

The Board determined that the application is incomplete and asked the applicant to supply the following items prior to the next meeting.

- d) copy of the deed to the property, option to purchase the property or other documentation to demonstrate right, title or interest;
- g) location and size of any existing sewer and water mains, along with the direction of existing surface water drainage across the site;
- h) location, names and present widths of existing streets and rights-of-way within or adjacent to the proposed development;
- j) location and dimensions of existing driveways, streets, parking and loading areas and walkways on the site;
- k) location of intersecting roads or driveways within 200 feet of site.

Roger Moreau made a motion that the application is incomplete. Aaron Boguen seconded the motion. Motion carried with all in favor.

Aaron Boguen made a motion to hold a site walk on Saturday, July 16, 2022 at 9:00 a.m. Roger Moreau seconded the motion. Motion carried with all in favor.

Aaron Boguen made a motion to hold a public hearing at the next meeting Wednesday, July 20, 2022 at the start of the meeting. Roger Moreau seconded the motion. Motion carried with all in favor.

The Board decided that since Ms. Hadley is not in attendance that they would move on to Mr. Farris and then come back to Ms. Hadley's application.

b. Site Plan Review – Catherine Hadley (Applicant) – 8 Jayes Lane – Map U07, Lot 008 – Current & Proposed Use Summer Camp

The Board reviewed the application. Ms. Hadley already has a variance to allow the septic system to be installed. Ms. Hadley is requesting approval of an addition to the existing building to construct a bathroom. The property is in the shoreland zone and the abutter's have been notified.

The Board determined that the application is incomplete and asked that the applicant supply the following items prior to the next meeting.

- f) bearings and distances of all property lines of property to be developed and source of information;
- g) location and size of any existing sewer and water mains, along with the direction of existing surface water drainage across the site;
- h) location, names and present widths of existing streets and rights-of-way within or adjacent to the proposed development;
- k) location of intersecting roads or driveways within 200 feet of site;
- l) location of open drainage courses, wetlands, stands of trees, and other important natural features, with description of features to be retained and of any new landscaping.

Andy Yale made a motion that the application is incomplete. Allen Jackson seconded the motion. Motion carried with all in favor.

Roger Moreau made a motion to hold a site walk on Saturday, July 16, 2022 at 10:30 a.m. Allen Jackson seconded the motion. Motion carried with all in favor.

Allen Jackson made a motion to hold a public hearing on Wednesday, July 20, 2022 following the Barrett public hearing. Andy Yale seconded the motion. Motion carried with all in favor.

c. Site Plan Review – Katherine & Paul Farris – Land Lot (Shady Lane) – Map U13, Lot 003 – Proposed Campsite

Mr. Farris introduced himself and explained what he is asking of the Board. Desirae Lyle noted that a variance application has been submitted and a meeting will be scheduled by the Zoning Board of Appeals at their meeting next Thursday, June 23, 2022.

The Board reviewed the application and Department of Environmental Protection (DEP) Chapter 1,000. Aaron Boguen clarified that Mr. Farris is looking for permission to take his eighteen (18) foot camper down to the property and leave it there overnight. The camper will be on the property for less than 120 days. Desirae Lyle read from DEP Chapter 1,000, ***E. Individual Private Campsites. Individual private campsites not associated with campgrounds are allowed provided the following conditions are met: (1) One campsite per lot existing on the effective date of this Ordinance, or thirty thousand (30,000) square feet of lot area within the shoreland zone, whichever is less, may be permitted. (2) When an individual private campsite is proposed on a lot that contains another principal use and/or structure, the lot must contain the minimum lot dimensional requirements for the principal structure and/or use, and the individual private campsite separately. (3) Campsite placement on any lot, including the area intended for a recreational vehicle or tent platform, shall be set back one hundred (100) feet, horizontal distance, from the normal high-water line of a great pond classified GPA or river flowing to a great pond classified GPA, and seventy-five (75) feet, horizontal distance, from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland.*** Aaron asked if Mr. Farris is flattening the land, he is not. Allen noted that Mr. Farris cannot meet the setbacks, that's why he needs to go to the Zoning Board of Appeals. If Mr. Farris moves the camper, he could meet the one hundred (100) foot setback but he would be much closer to the brook. Mr. Farris noted that where he has depicted the camper is the best spot to appease all parties.

Aaron Boguen made a motion that the application is complete. Roger Moreau seconded the motion. Motion carried with all in favor.

Allen Jackson made a motion that the Planning Board approves this project in accordance with the Land Use Ordinance pursuant to the granting of a variance by the Zoning Board of Appeals. Roger Moreau seconded the motion. Motion carried with all in favor.

VII. Open to Public Questions

- a. Jeff wright asked about the septic system at 20 Federal Road.
- b. Mr. Wright asked about overnight parking at 20 Federal Road, and if it is parking for a business of a residence.
- c. Mr. Wright asked if the Board would have a site walk regarding the Farris property.
- d. Allen Jackson noted that he has spoken to the CEO about the paving that was done at Village Variety and the propane filling proposal.

VIII. Schedule Workshop for Wednesday, July 6, 2022

Allen Jackson made a motion to not hold the July 6, 2022 workshop. Roger Moreau seconded the motion. Motion carried with all in favor.

IX. Adjournment

Andy Yale made a motion to adjourn at 7:50 p.m. Allen Jackson seconded the motion. Motion carried with all in favor.

Respectfully Submitted,



Desirae Lyle
PPB Executive Secretary

Approved by the Board at the July 20, 2022 Meeting.



Allen Jackson, Chair