

Parsonsfield Planning Board Meeting
634 North Rd Parsonsfield, ME
Thursday August 18th, 2020

Public Hearing: Roger Moreau, 26 Reed Lane Site plan review

Minutes

In Attendance: Rick Sullivan (Chair), Brendan Adelman, Thelma Lavoie, Tom Winter (Alternate), Clifford Krolic (Alternate)

Absent: Nate Stacey, Andy Yale

Also, In Attendance: Lindsay Gagne, Harvey Macomber, Jeff wright, Roger Moreau, Jeanie Moreau, Jesse Winters (CEO), Darla Gould, Dana Gould, Jill Kramer, Michael Nelligan, John Clark, Harold Gilbert, Joyce Tripp,

Mr. Sullivan Opens the public hearing at 6:00pm

Mr. Clark States he lives next door to Mr. Moreau. He has had Mr. Moreau do work on his vehicles and was always treated fairly. He is in favor of this auto repair shop as this will help support low income residents in need of vehicle maintenance

Mr. Gilbert States he lives down the road from Mr. Moreau. He is in favor of this shop being approved. He has not seen any issues with traffic concerns and Mr. Moreau helps residents with their vehicle maintenance needs.

Mrs. Tripp States she is in favor of this project and has no concerns with noise or any other issues.

Mr. Clark States he is in favor of the auto repair shop.

Mr. Nelligan Reads into the record two emails from separate abutters expressing their concerns for the auto repair shop. One email from the Rolston and the Reynolds family and the other from Doug Williams. He asks the board to apply the Town's ordinances to this application. Several reasons are explained: Under the ordinance the burden of proof is on the applicant. The application is not complete by ordinance standards, The parcel is a rear lot and the 1st application was denied due to only one use allowed for a rear lot, Table 5 in the ordinance states a commercial right-of-way must be a minimum of 60-feet wide with a paved or gravel width of 30-feet, town site distances may be greater requirements than the State's requirements, the use must be compatible to the neighborhood to minimize any detrimental effects. For several years he has dealt with issues with noise, traffic, privacy and decreasing property values. He is requesting the board take these into consideration and deny the application.

Mr. Adelman Asks Mr. Winters (CEO) if Mr. Moreau has complied with the stop work order that was issued. Were there any noise violations? And what is his opinion on the compliance with the right-of-way?

Mr. Winters (CEO) Answers Mr. Moreau was compliant with the stop work order, as well as, removing the junk tires and debris. The stop work order was for working on vehicles for customers and the accumulating junk cars. He has removed the junk cars. He can have up to two unregistered cars on his property. He has tested the noise complaints using a decibel meter and

could not get a reading that violated the noise ordinance. As far as the right-of-way, it is on a State Aide road and the State DOT has already permitted the driveway entrance.

Mr. Moreau States he has complied with the stop work order and the process for site plan review. He has attempted to keep noise levels down using fences and closing in the air compressor. He also submits to the board another driveway permit approved by DOT.

Mrs. Kramer States she is an attorney working with Mr. Moreau. She clarifies some legal points. Mr. Moreau entered into a purchase of sale agreement regarding the right-of-way and the front lot. When he purchased the front lot, he now owns both the front and the rear lot, and the agreement regarding the right-of-way permits the rear lot having the proper road frontage.

Mr. Krollick States the non-compliance of using the auto shop should be considered.

Mr. Moreau States he has been working to address this issue with the CEO and the prior CEO mislead him to believe nothing could be done with the rear property.

Mr. Sullivan Asks for any other questions or comment. There is none. He closes the public hearing at 6:30pm.

The public hearing is closed at 6:30pm.

Draft completed by: Lindsay Gagne

Approved by board, Date: _____

Planning Board Chair or acting Chair
Name & Signature