

**TOWN OF PARSONSFIELD
PLANNING BOARD MEETING MINUTES
6:00 PM
Wednesday, January 17, 2024
TOWN OFFICE BUILDING**

I. Call to Order

Aaron Boguen called the meeting to order at 6:05p.m.

Present: Sabin Beckwith, Aaron Boguen, Roger Moreau, Paul Farris (Alternate), Harvey Macomber (Alternate), Code Enforcement Officer Jesse Winters, Recorder Desirae Lyle

Absent: Allen Jackson, Gerard Clifford

Guests Present: Jen Lewis

II. Correspondence

- a. SMPDC (Southern Maine Planning and Development Commission – LUO (Land Use Ordinance) Edits received December 14, 2023. Discussed January 3, 2024.
- b. Kezar Commons Approval Letter dated and sent January 3, 2024.
- c. MMA (Maine Municipal Association) answers for Hasty Subdivision Map R8, Lot 3A sent December 19, 2023, received December 26, 2023.

III. Review of Minutes (Oct 18, 2023, Dec 6, 2023, Dec 20, 2023 and Jan 3, 2024)

Only the January 3, 2024 workshop meeting minutes were available for approval.

Roger Moreau made a motion to approve the January 3, 2024 workshop meeting minutes as presented. Sabin Beckwith seconded the motion. Motion carried with all in favor.

IV. Old Business

a. Subdivision Plan Review – Michael & Cynthia Hasty – Map R08, Lot 003A & 003B – Subdivision Questions Discussion

Per the advice received from MMA that this is a singular division, the Planning Board agrees that this is not a subdivision and does not need to proceed through the subdivision process. The response from MMA will be included with the applicant's file.

Roger Moreau made a motion that the Planning Board does not need to act on the Hasty Subdivision Application. Sabin Beckwith seconded the motion. Motion carried with all in favor.

Aaron asked the Boards opinion on charging \$17.50 for abutter notices sent November 3, 2023 (10 notices at \$1.75ea) and an application fee similar to the Site Plan Review Application (\$25.00).

Sabin Beckwith made a motion to charge \$17.50 for abutter notices only. Roger Moreau seconded the motion. Motion carried with all in favor.

Desirae Lyle will draft a letter of invoice for the abutter notices and a letter of decision for the applicant to give to the realtor.

b. LD2003 Potential Land Use Ordinance Changes – SMPDC Updates

The Board reviewed their notes and questions from the January 3, 2024 workshop meeting.

- Minimum and maximum lot size clarification.
- Properly working septic, is this under CEO jurisdiction.
- Move section I into section C.
- Accessory Dwelling Units in subdivisions.
- Public septic/sewer requirements.
- References will need to be updated once completed.
- 190 square foot minimum versus 410 square foot minimum, should these be the same.

The Board agreed that they have all of the questions that SMPDC needs to answer at this time. Aaron will reach out and send the questions to Lee and ask if he can attend the February 7, 2024 workshop meeting.

V. New Business - None

VI. Schedule Workshop for Wednesday, February 7, 2024

Roger Moreau made a motion to hold a workshop on February 7, 2024. Sabin Beckwith seconded the motion. Roger noted that he will not be able to attend. Motion carried with all in favor.

Roger Moreau made a motion to move Paul Farris up to voting member at the February 7, 2024 workshop meeting in his absence. Sabin Beckwith seconded the motion. Motion carried with all in favor.

VII. Open to Public Questions

Jen Lewis likes that the Board will ask SMPDC what is negotiable or not for LD 2003.

She asked if the Board has given thought to these amendments being voted down.

Harvey Macomber asked if the Special Town Meeting for ARPA (American Rescue Plan Act) has been set yet, it has not.

Jen Lewis is in the process of applying for another grant.

VIII. Adjournment


Roger Moreau made a motion to adjourn at 6:42 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.



Aaron Boguen, Chair