

MINUTES
TOWN OF PARSONSFIELD
PLANNING BOARD MINUTES
6:00 PM
Tuesday, September 15, 2021
TOWN OFFICE BUILDING

I. Call to Order

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

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

Absent: Code Enforcement Officer Jesse Winters

Guests Present: Selectmen Harvey Macomber, Paul & Judith Beaton, Helene Boucher, Steven Brown Jr, Rick Day – Sebago Technics representing Patco Construction, Tammie Hansen, Kyle Logan, Jeff Wright

II. New Business

A. Elect Chair

Andy Yale noted that many of the Board members are new, and as a senior member he has no interest in being chair. He would like the Board to take the chair in rotation and learn each other's strengths.

Andy Yale made a motion to have the chair position rotate between the members. The motion was seconded by Gerard Clifford. Motion failed with two in favor and three opposed.

Sabin Beckwith made a motion that Allen Jackson should continue as chair. The motion was seconded by Aaron Boguen. Discussion: Andy Yale noted that he has concerns about Allen continuing as chair. Gerard Clifford agreed with Andy's concerns. The motion was carried with three in favor and two against.

B. Elect Vice Chair

Andy Yale made a motion that Sabin Beckwith continue as Vice Chair. The motion was seconded by Aaron Boguen. The motion carried with all in favor.

III. Correspondence

(NOTE: The minutes were listed as correspondence.)

The correspondence was not listed during "Correspondence" but referenced throughout the meeting. The following items were received by the Board:

- a. Email from MMA Legal regarding Shoreland Zoning question dated 8/26/2021.
- b. Email with septic design from Helene Boucher dated 9/14/2021.
- c. Email from Lorraine Lindstedt regarding Ms. Boucher's application dated 9/13/2021.

IV. Review of Minutes (August 18, 2021 & September 1, 2021 Workshop)

Allen Jackson made a motion to approve the August 18, 2021 minutes as presented. (Note: No meeting was held on September 1, 2021, therefore there are no minutes.) The motion was seconded by Sabin Beckwith. Motion carried with all in favor.

V. Old Business

A. Site Plan Review – Paul Beaton – 102 Lloyd Watson Road – Map U9, Lot 7 – Add New Deck to Existing Deck

There were no further questions after reviewing the submissions.

Andy Yale made a motion to accept the application as complete. The motion was seconded by Sabin Beckwith. Motion carried with all in favor.

Sabin Beckwith made a motion to approve the application. The motion was seconded by Andy Yale. Motion carried with all in favor.

B. Site Plan Review – Helene Boucher – 100 Weeks Road – Map R13, Lot 39 – Turn Basement into Duplex (2 Bedrooms)

Ms. Boucher submitted hard copies of her septic design. A copy of this design has been included in her file. Ms. Boucher also showed the Board photos of the property that will be included with her file.

The Board discussed if Ms. Boucher needs a variance or a dimensional requirement waiver. The review of the septic design requires a variance from the State of Maine. This will need to be approved before the Board approves this application. Gerard Clifford mentioned the email received from an abutter questioning erosion issues. Mr. Brown stated that Jess (Winters) has been out to the property and all issues have been addressed.

Andy Yale made a motion to hold a site walk on Saturday, October 9, 2021 at 9:00 a.m. The motion was seconded by Sabin Beckwith. The motion carried with all in favor.

Sabin Beckwith made a motion to hold a public hearing at the next Board meeting Wednesday, October 20, 2021 at 6:00 p.m. Motion was seconded by Aaron Boguen. Motion carried with all in favor.

VI. New Business

C. Site Plan Review – Patco Construction – 227 & 229 Federal Road – Map U01, Lot 001 – Expansion of Existing Facility and Add New Building

Andy Yale asked what the total square footage is of all the buildings including the new ones. Rick Day stated that the total for all will be 35,350 square feet. The Board reviewed Land Use Ordinance Table 2 Dimensional Requirements – Maximum Building Size. The maximum building size is 15,000 square feet, but it is unclear if this pertains to a single building or to multiple buildings on the same lot. There are multiple existing buildings on the property currently. Allen Jackson read aloud Land Use Ordinance (LUO) Article II, Section 1 B. *Village Residential (VR) The purpose of this District is to provide for residential growth and commercial uses appropriate for a village area. This district is intended to be compatible with the Village District. The District provides for a mixed use of residential, commercial and institutional uses.* Allen also read aloud LUO Article II, Section 5 paragraph three (3) *If more than one residential dwelling unit, principal governmental, commercial or industrial structure or use, or combination thereof, is constructed or established on a single parcel, all dimensional requirements shall be met for each additional dwelling unit, principal structure, or use.* Andy mentioned the sixty percent (60%) impervious coverage of the property. Allen explained that right now with the existing buildings the impervious area is fifty one percent (51%). If the buildings are approved and added, the impervious lot coverage will increase to fifty seven percent (57%).

Allen asked the Board if they feel that the application is complete as submitted. Allen noted that the sign needs to be scaled on the drawing. Gerard Clifford asked about lighting. Mr. Day explained that the lighting will be wall packs that shine down and illuminate the units.

Gerard Clifford made a motion table this application until the question of the dimensional square footage can be addressed by Maine Municipal Association (MMA). The motion was amended to say that the question is if the combined square footage of all buildings cannot exceed 15,000 square feet, or if each building can be up to 15,000 square feet if all dimensional requirements have been met. The motion was seconded by Aaron Boguen. The motion carried with four in favor and one opposed.

The Board directed Desirae to contact Maine Municipal Association (MMA) with the question about the dimensional requirements.

(NOTE: Andy Yale left the meeting at 6:57 p.m.)

D. Site Plan Review – Tammie Hansen – 728 North Road – Map R08, Lot 014 – Proposed Licensed Daycare/Preschool

Allen asked if the Board members had any questions or concerns about the application. Aaron asked if there would be any changes to the driveway, there won't. Aaron asked how many staff Ms. Hansen is considering. At this time, she will be working alone.

Allen listed items that need to be included with the application – Site Plan Review Application Items:

- d. A copy of the deed to the property, option to purchase the property or other documentation to demonstrate right, title or interest in the property on the part of the applicant.
- f. The bearings and distances of all property lines of the property to be developed and the source of this information.
- g. Location and size of any existing sewer and water mains, culverts and drains that will serve the development whether on or off the property, 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. The location and dimensions of existing driveways, streets, parking and loading areas and walkways on the site.
- k. Location of intersecting roads or driveways within two hundred (200) feet of the site.
- l. The location of open drainage courses, wetlands, stands of trees, and other important natural features on the site, with a description of the features being retained.
- m. The location, front view and dimensions of existing and proposed signs.
- n. The location and dimensions of any existing easements and copies of existing covenants or deed restrictions.

Allen stated that if any of the above is not applicable that it needs to be noted in the application.

Sabin Beckwith made a motion that this application is incomplete and can be carried onto the next agenda. The motion was seconded by Aaron Bogue. Discussion... Allen noted that the septic system needs to be reviewed. Mr. Logan stated that the CEO has reviewed the septic and gave them the go ahead. Allen clarified that he would like to hear that from the CEO. Motion carried with all in favor.

The Board discussed holding a site walk and public hearing for this project. It was determined that the Board could not hold two (2) site walks on the same day.

Sabin Beckwith made a motion to hold a site walk on Saturday, September 16, 2021 at 9:00 a.m. The motion was seconded by Aaron Bogue. The motion was carried with all in favor.

The Board discussed holding the public hearings on the same night, and scheduling times for each. It was determined that the public hearings can be heard back-to-back on the same night, with no time specified for the second public hearing, but with the understanding that it will directly follow the first public hearing.

Aaron Boguen made a motion to hold a public hearing at the Wednesday, October 20, 2021 Board meeting to directly follow the Boucher public hearing. The motion was seconded by Sabin Beckwith. Motion carried with all in favor.

VII. Open to Public Questions

Jeff Wright asked if the Town of Parsonsfield has a lighting ordinance, he is concerned about the lighting at the storage units. Allen noted that the new wall pack lights are directional and only shine down, they don't shine out, they are different than what is currently in place. There is no light ordinance that Allen knows of. Gerard mentioned that the Board can ask for buffering.

Jeff asked if Mr. Beaton's new deck meets the shoreland setback regulations. Allen confirmed that it does.

Jeff asked if the Board has a subject for the workshop that is on the calendar. The Board has not decided to hold the workshop yet, that is next on the agenda.

Jeff asked if the CEO has been involved with the septic design for Ms. Boucher. Allen confirmed that he is, and Allen has talked to Jesse about this project.

Jeff asked about the roof cover and drainage for Patco Constructions new building, and what the total impervious area will be. Allen stated that the total coverage will be just over four (4) acres. The drainage is depicted on the drawings. The total impervious coverage will be 30,350 square feet which includes the buildings and pavement. Jeff asked if the company found a loophole in the ordinances. Allen stated that when you read the paragraph before the table the size is ok if all dimensional requirements are met. Jeff used the example of someone coming in and putting in a shopping mall with multiple buildings that don't exceed 15,000 square feet. That would be possible if all ordinance requirements have been met.

Gerard mentioned that he had brought to the Selectmen that the CEO is not licensed. Sabin asked how this is pertinent. Gerard noted that he wanted to ask the question of the Selectmen. Mr. Macomber stated that he believes that the CEO is completely licensed.

VIII. Schedule Workshop for Wednesday, October 6, 2021

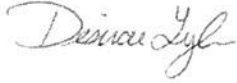
Gerard noted that there are a lot of projects going on and it would be good for the Board to review the ordinances and review the dimensional requirements.

Gerard Clifford made a motion to hold a workshop on Wednesday, October 6, 2021 at 6:00 p.m. to discuss the Land Use Ordinances. The motion was seconded by Aaron Boguen. The motion carried with all in favor.

IX. Adjournment

Aaron Boguen made a motion to adjourn at 7:35 p.m. The motion was seconded by Sabin Beckwith. Motion carried with all in favor.

Respectfully Submitted,



**Desirae Lyle
PPB Secretary**

Approved by the Board at the October 20, 2021, Meeting.



Allen Jackson, Chair