

**MINUTES
TOWN OF PARSONSFIELD
PLANNING BOARD
6:00 PM
Wednesday, September 21, 2022
TOWN OFFICE BUILDING**

I. Call to Order

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

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

Absent: Andy Yale, Gerard Clifford

Guests Present: Selectmen David Bower, Harvey Macomber, Karen Flannery, Bob Spielvogel, Debbie & John Marble, Eileen Harmon, Deborah & Amos Edwards

II. New Business

a. Nominate & Elect Chair

Roger Moreau made a motion to nominate Sabin Beckwith as chair. Aaron Boguen seconded the motion. Motion carried with all in favor (Sabin abstained).

b. Nominate & Elect Vice Chair

Sabin Beckwith made a motion to nominate Andy Yale as vice chair. Roger Moreau seconded the motion. There was some discussion about nominating and voting for Andy since is absent. Allen Jackson noted that he has spoken to Andy prior to tonight's meeting about the position and Andy was agreeable. Motion carried with all in favor.

c. Vote on Secretary Position

Allen Jackson asked if the Board would agree to retain Desirae Lyle as executive secretary for another calendar year.

Aaron Boguen made a motion to retain Executive Secretary Desirae Lyle for another year. Sabin Beckwith seconded the motion. Motion carried with all in favor.

III. Public Hearing #1 – Zoning Change for Single Property – William & Eileen Harmon – Map R01, Lot 029 – Land Lot – Support needed to send back to Selectmen to be on Town Meeting Warrant

Sabin Beckwith opened this public hearing at 6:06 p.m.

Aaron Boguen offered an update from the site walk that occurred Saturday, September 17, 2022. All abutting properties are in the Light Industrial District, but many properties are residential properties.

Allen Jackson made a motion to allow nonresidents to speak during the first public hearing. Roger Moreau seconded the motion. Motion carried with all in favor.

Eileen Harmon offered to answer any questions that the Board may have. There were none. Allen Jackson clarified that the Board is only voting on sending it back to the Selectmen with or without a recommendation to send it to a Town Meeting.

Aaron Boguen made a motion to close this public hearing at 6:08 p.m. Allen Jackson seconded the motion. Motion carried with all in favor.

IV. Public Hearing #2 – Site Plan Review – Karen Flannery & Robert Spielvogel – Map U14, Lot 001 – 177 Randall Lake Road – Current & Proposed Use Seasonal Camp/Bathroom addition with utilities

Sabin Beckwith opened this public hearing at 6:09 p.m.

Aaron Boguen offered an update from the site walk that occurred Saturday, September 17, 2022. As described on the map the applicants are creating an addition to move the bathroom from the existing building into the addition as well as creating a mud room entryway. The antiquated waste water system “cesspool” is approximately 40 feet away from the water. The camp is not used year-round, there is running water during the summer, but the camp is winterized. CEO Jesse Winters noted that it is a primitive system and they are not adding a bedroom so a new system is not needed.

Allen Jackson reminded the Board that a letter had been received from abutter Joy Collacott. The Board asked Executive Secretary Desirae Lyle to read the letter into the record, which she did. This letter will be The Board reviewed DEP Chapter 1,000, a new subsurface waste disposal system needs to be designed and recorded at the York County Registry of Deeds in the event that the current system fails or malfunctions. Mr. Marble asked if this is relevant to this application. In response the Board reviewed LUO Article II, Section 8 (11). If there is an existing system no change needs to be made to the system at this time, but there needs to be a plan in place in the event of a malfunction. The applicant’s own property across the street that would have room for a bigger field. Jesse noted that the soils engineer would need to determine if the property on the lake side would be sufficient for a new system or if they would need to use the property across the street to meet setbacks. Aaron Boguen noted that a reason behind the recording of the plan is to make sure that the plan does not overlap with the design of the building. Aaron Boguen asked when the camp was built or when the system was installed. Ms. Flannery replied that she thought the system was installed in 1956. She also noted that they are very cognizant of the proximity to lake, and will be changing the bathroom to a low flow system. Mr. Spielvogel noted that they bought the property from his in-laws in 2007 and had the system checked in 2017 by a septic company. It is a seasonal camp, the applicant’s stated that they use it maybe four (4) weeks a year.

Allen Jackson noted that any approval by this Board should have the condition of recording a new plan in the event of a malfunction.

Aaron Boguen made a motion to close the public hearing at 6:30 p.m. Roger Moreau seconded the motion. Motion carried with all in favor.

V. Correspondence

a. Allard Decision Letter

The Letter of Decision was sent to Ms. Allard on August 25, 2022.

b. Email from Flannery/Spielvogel Abutter (Collacott)

This was discussed during the public hearing for Ms. Flannery and Mr. Spielvogel.

c. Letter of incomplete Application

This was sent to Ms. Flannery and Mr. Spielvogel on August 23, 2022. Information has been received addressing the incompleteness of the application.

d. Email from Lyn Sudlow

The Board reviewed the email but did not act on it.

e. Members Missed Meeting Affidavit

Aaron Boguen was absent from the August 17, 2022 meeting but has complete the members missed meeting affidavit stating that he has reviewed all material, including minutes and videos from that meeting and is therefore eligible to participate in tonight's meeting.

VI. Review of Minutes (August 17, 2022)

Aaron Boguen made a motion to approve the August 17, 2022 meeting minutes as presented. Roger Moreau seconded the motion. Motion carried with all in favor.

VII. Old Business

a. LD 2003 Discussion/Update/Signature Page

Allen Jackson made a motion to sign the signature page provided by Thomas Carabine of the Denmark Planning Board. Aaron Boguen seconded the motion. Motion carried with all in favor.

Desirae Lyle will send a copy of the signature page to Mr. Carabine.

b. Zoning Change for Single Property – William & Eileen Harmon – Map R01, Lot 029 – Land Lot – Support needed to send back to Selectmen to be on Town Meeting Warrant

The Board reviewed LUO Article 1, Section 10 A, B & C. Aaron Boguen noted that this request is not out of character with the rest of the neighborhood. Allen Jackson is concerned that this will open the rest of the Town to requests for zoning changes. Sabin Beckwith noted that the Board is only recommending that the Selectmen put this in front of the citizens.

Roger Moreau made a motion to support this request and send a recommendation to the Board of Selectmen. Aaron Boguen seconded the motion. Motion carried with all in favor.

The Board asked Executive Secretary Desirae Lyle to draft a letter and send it to the Board for review prior to sending it to the Selectmen.

c. Site Plan Review – Karen Flannery & Robert Spielvogel – Map U14, Lot 001 – 177 Randall Lake Road – Current & Proposed Use Seasonal Camp/Bathroom addition with utilities

Roger Moreau made a motion to accept the application as complete. Aaron Bogueu seconded the motion. Motion carried with all in favor.

Allen Jackson noted that any approval by the Board should have conditions. CEO Jesse Winters agreed and noted that a new SSWD system should be designed and recorded at the registry of deeds in the event of a system failure.

Allen Jackson made a motion to approve the site plan review application request for 177 Randall Lake Road with the following conditions: A Soils engineer needs to be contacted to develop a new subsurface waste water disposal system plan. Said subsurface waste water disposal system plan needs to be registered at the York County Registry of Deeds in the event that there is a future malfunction of the current system. Roger Moreau seconded the motion. Motion carried with all in favor.

Desirae Lyle asked that a copy of the recorded plan be returned to the Town of Parsonsfield so that it can be added to the appropriate files. Ms. Flannery and Mr. Spielvogel will need to see Jesse about hiring a soils engineer and a building permit.

VIII. Open to Public Questions

There were none.

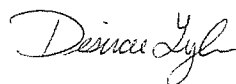
IX. Schedule Workshop for Wednesday, October 5, 2022

Allen Jackson made a motion that no workshop be held Wednesday, October 5, 2022. Roger Moreau seconded the motion. Motion carried with all in favor.

X. Adjournment

Allen Jackson made a motion to adjourn at 6:52 p.m. Aaron Bogueu seconded the motion. Motion carried with all in favor.

Respectfully Submitted,



**Desirae Lyle
PPB Executive Secretary**

Approved by the Board at the September 21, 2022 Meeting.



Sabin Beckwith, Chair