

**Parsonsfield Planning Board
Public Hearing
Tuesday, June 20, 2017
Minutes (Draft)**

Planning Board Members in Attendance:

Carl Nance, chair
Todd Crooker
William Ryan
John Wagner
JP Espinosa, alternate
Nate Stacey, alternate

CEO David Bower in Attendance

Selectman S. Tiffany Brendt in Attendance

Also in attendance:

Richard Sullivan, Doreen Hennessey, Daniel F. Hennessey, Louise Beaulieu, William White, Brad White, Dana Gould, Darla Dee-Gould, Stephen Anderson, John V. Lesko, Jeff Wright, Maija Ahlquist, Keith A. Sargent, Gerard Clifford, Corey Lane, Stephen Stearns, Nathan J. Wadsworth, Dan Davis, Cindy Carroll, Karen Norton, Charles Ewing, Joseph Wright,

The purpose of this Public Hearing was to discuss the subdivision proposal of Nathan Wadsworth.

Chairman Nance called the meeting to order at 6:07.

Selectman Brendt asked the Planning Board members to introduce themselves.

Stephen Stearns of Pinkham & Greer Civil Engineers presented on behalf of owner Nathan Wadsworth: (1) A parcel of land was deeded the day before to abutter Keith Sargent, making the proposal a 14 lot subdivision. (2) All the lots will exceed the town's zoning residential requirements. (3) Because Mr. Wadsworth plans on only selling the lots, there is no proposed road construction. This is not a development.

Driveways

Possible driveway locations were reviewed and approved by the road commissioner and Tony Fontaine of DOT. Lot #1 does not meet the visibility requirement for along Route 160 and would need clearing and earth moving, but all other lots are adequate for driveway placement. Mr. Stearns stated it would be up to each individual owner to obtain driveway permits.

Speed limit

The speed limit on Hussey Road is 45 mph, which is the default speed limit for an unposted rural road.

Dimensional Requirements

Referring to the local Land Use and Development Ordinance (LUDO), Article II, section 5, Mr. Stearns stated each proposed lot has the required room for setbacks, structures and septic systems. The lots are also subject to the state laws regarding wetlands and streams. Mr. Stearns referred to a colored map showing the wetland areas in blue and possible building envelopes in red. It will ultimately be the responsibility of each individual owner to follow the setback requirements. If the Planning Board's requests, he will ask Mark Hampton to walk the wetlands with someone from DEP.

Public Comments

Corey Lane: Lives in Porter but has regional issues for the nearby Leavitt Plantation. Her concern is 7 of the lots don't meet the requirements of Article 12 of the Subdivision Ordinance. In addition, she found potentially 17 items that were not submitted with application (Appendix O, page 36). These items are required for the protection of the people. A subdivision isn't an easy proposal, and Mr. Wadsworth is leaving all of the hurdles to the people. It would be different if he wanted to sell woodlots, but we need to see where these houses go, because we need to know if they are appropriate to the site. There was a request for a waiver on the high intensity soil test, but the test is needed. Ms. Lane noted heavy logging has been done already.

Jeff Wright: He attended the preliminary plan meeting with the Planning Board. Regarding the logging, if someone was honest, they would come to the Board first before logging. This is what they do: they cut down the trees and then ask for permission.

Darla Dee Gould: Lives on Hussey Road and has listened to the trees coming down through the winter. They were never notified. There was a house already built before they heard about the subdivision. Who isn't doing their job? Ever since they moved here 3 years ago, they have been clear cutting Route 160, and then they started clearing Hussey Road. She's sick of the banging and crashing. She saw a beautiful moose on a path where a driveway is proposed. This is ruining the wildlife in the wetlands.

Dan Hennessey: Lives on Hussey Road and feels invaded by this development proposal in his backyard. The Planning Board is supposed to insure our tranquility. His house lost \$30,000 in value. He's been calling the Code Enforcement Officer – did he waive the DEP involvement? Cameron Adams says they don't need to be involved. In *Jarret v. Limington*, the Planning Board cannot waive established subdivision rules, only improvements. We demand a high density soil test. Water and soil must be protected. They can't put a driveway in front of his house. The town has a Comprehensive Plan - we don't need or want this kind of development.

Gerard Clifford: Lives on North Road. He echoed the concerns of Corey Lane. Steve has admitted that 7 of the lots don't meet the ordinance requirements. He's talking about bulldozing on Lot #1, but he's supposed to show where the trees are. We already know from Fish and Wildlife that this location is surrounded by wildlife habitat beyond value. The sketch plan doesn't show placements of homes. The sewage proposal is incomplete, and there needs to be a high density soil test. As far as the Comprehensive Plan goes, that's what this town has voted on. Rural Residential means 4 dwellings or less. It does not mean major development. During the Site Walk they only walked 2 lots. Had the group continued, they would have seen the damage. There have been improvements on Route 160 and Hussey Road is being bulldozed. Mr. Bower is the CEO – who is he representing?

Tiffany Brendt: Regarding endangered species, Mr. Wadsworth was told in a February 29 report that there are 2 endangered species on the property, the Small Whorled Pogonia and the Northern Long-Eared Bat. After receiving the biological assessment, Mr. Wadsworth violated the Fish and Wildlife recommendations and built the home.

Clifford Krolick: Many of us are expressing why we live in this town. Parsonsfield is unique in that it has low density of population. Everybody is here for that reason. In South Parsonsfield, somebody subdivided 4 lots and none have been sold. There are many lots for sale – why break up the lots? We like the protection and we have to look at everything very carefully. He doesn't know where the road widening is coming from. We like the quiet and we don't see a reason for large development.

Steve Anderson: Moved to Parsonsfield 20 years ago. He lives on Mudgett now, but lived on Hussey Road for 17 years and is still an owner there. This development would double the number of households on Hussey. The residents will have to go down Hussey to get groceries. The road isn't sufficient to handle the additional traffic. Who makes the money? Wadsworth. Who pays for the road? The town. This is a great town and he moved here for the rural character. He doesn't want to see this development.

Joe Wright: Why are the trees being cut on 160? Is the electric company involved with this? The chestnuts trees were knocked out in the 1920's. He has 6 chestnut trees on his property.

Todd Crooker: The cutting is the 5 year cutting. They do not cut any trees other than the ones that affect power lines in a 4 foot radius. They are cutting specifically for the power lines.

Gerard Clifford: The trees are being cut because of complaints from a truck that they were too low.

John Lesko: It seems that Wadsworth had already violated state regulations before submitting an application to the Planning Board. Our town does not have the resources to police loggers. There is a difference between minor vs. major developments. He knows people that own 100 acres that are planning on subdividing as part of their retirement. He put a lot of work into the Comprehensive Plan in an effort to control urban sprawl. He made recommendations and our town voted down everything. The rural residential zone says you can put a house on 2 acres. We need to change the Comprehensive Plan so that it honors the goals of the town.

Todd Crooker: Mr. Crooker was on the Planning Board when the town was under state receivership because we didn't come up to state standards. It got to the point where Farm and Forest was 5 acres and it was voted down. It was 2 ½ years before we could get ordinances to pass; every one of them is the state minimum. Each recent Board tried to make the ordinance more restrictive than the state. The only time we get people to come to a Town Meeting is when there are ordinances they don't like. They are apathetic unless it has something to do with their property. Over the years there have been more and more subdivisions. In the end, the Planning Board can only vote what's in the book. If you people want to make a difference in this town, you have to get involved in town government and get people to get on the boards. You can't sit in your house and complain.

(Didn't catch name of person): The worst thing you can do to accelerate urban sprawl is a 10 acre minimum lot size. The evidence shows that 15 acre minimum lot size is better.

Tiffany Brendt: Regarding public involvement, the Select Board tried to meet in the evenings. It was publicized on the website and put in the paper, but only a couple of people showed up. Nobody shows up for Planning Board meetings either. She agrees with Mr. Crooker that we need more people to be involved in local government. Another question: She came across a map of the Plantation. The map shows the Plantation on both side of Route 160 and comes close to this 60 acre lot. She is concerned some of the trees that were cut were part of the Plantation.

Keith Sargent: Was born and raised here. Mr. Wadsworth showed up at his house on Sunday to deed the land to him and he signed. As far as he's concerned it's not a done deal. He doesn't want to see the town built up. He has land that is never going to be touched and is not going to put up with this.

Tiffany Brendt questioned Mr. Stearns about a land dispute. Mr. Stearns replied there was not a dispute to his knowledge, but he will look review the ordinance about the Plantation.

Karen Norton: has property on Hussey Road where she hopes to retire. She likes what the town has to offer. She comes from a place where anything goes and understands these issues are complicated. She saw the logging and is concerned about the 7 acre lot that is full of wetlands. There will be increased traffic on Hussey Road as it will be the main access to the 14 homes. What is the likelihood of each individual house meeting requirements? She is concerned about the impact on town services and the affect on the school system. It is well known that businesses, not homes, provide tax money for those purposes. Mr. Wadsworth said they would be vacation homes built, but this development will put a burden on the town services. She's not happy about the road. Where is the setback on the side? She doesn't trust the person putting forth the plan. We need to get the minimum things.

Brad White: He's not opposed to development, but is concerned about the ecological impact of this project. He doesn't see any ecological studies and would like to see a list of rare animals and plants.

John Wagner: Thanked the speakers for their civil tone and rationality during the Public Hearing.

Todd Crooker: Please contact Tiffany Brendt to work on the new Comprehensive Plan.

Chairman Nance: Hearing was adjourned at 7:17.