

**Parsonsfield Planning Board Meeting
Tuesday, May 16, 2017
Minutes (Final)**

Planning Board Members in Attendance:

Carl Nance, chair
Thelma LaVoie
John Wagner

CEO David Bower in Attendance

Also in attendance:

Jamel Torres, Stephen Stearns, Jeff Wright, Ellen Ghirlanda, Nathan J. Wadsworth

Chairman Nance called the meeting to order at 7:00.

April Minutes Reviewed and Approved

The board members reviewed the minutes from the April 18, 2017 meeting. Ms. LaVoie moved to approve the minutes and was seconded by Chairman Nance. The minutes were unanimously approved.

Wadsworth Subdivision Plan on North Road and Hussey Road: Preliminary Plan Approval

Note: Current Subdivision Regulations are online on the Town's website:

<http://nebula.wsimg.com/de36b683ab2f9ad31e027c48f9170ca6?AccessKeyId=A2C6F340848150AEE9EE&disposition=0&alloworigin=1>

May 13 Site Walk postponed

A Site Walk was held on Saturday, May 13 at 10 a.m. However, the attendees felt there weren't enough flags and stakes marking the property to adequately visualize the project. The board voted to postpone and reschedule. The Site Walk was adjourned at 10:23 a.m.

Mr. Bower: Despite not completing the site walk, Mr. Bower didn't think there was anything that precludes the board from approving the preliminary plan during this meeting.

Mr. Wagner: Suggested that the board consider the preliminary application and schedule another site walk.

Board Discussion with Stephen Stearns of Pinkham & Greer Engineering

(Site Markings and Map prepared by Mark Hampton, LSE and CSS)

Ms. LaVoie has walked the property and couldn't tell how big the lots would be and how far back they would go. She noted there are 7 streams on the property and is concerned about the environmental impact of the project. She would like the corners and ends of the house lots marked clearly before going back for another site walk, with flags on the stakes. In addition, she thought the wetlands are not clearly marked on the map.

Stephen Stearns reviewed the map of the Preliminary Plan to clarify the key elements. All the lot sizes and dimensions are specified on the drawing, and the length and width of each lot is marked. The dashed contour lines are in 10 foot intervals, but he offered to display it in 2 foot levels. The wetlands are mapped out in blue, and Mr. Stearns agreed to have Mark Hampton identify the wetlands more clearly on the map.

Driveway Locations

Mr. Torres had suggested to the board in his March 14 report that they ask the applicant to consider constructing a roadway to access the lots instead of providing direct access from Route 160, as there will be a total of 5 curb cuts/driveways on 160 and 9 curbcuts/driveways on Hussey Road. Mr. Stearns explained this is not a development proposal; it would be up to each individual landowner to get the necessary permits from MDOT. Mr. Bower recommends at least getting driveway permits for the lots on Route 160, in case MDOT decides not to allow separate driveway after the lots have been sold. Mr. Wagner and Ms. LaVoie agreed. Mr. Stearns had called Tony Fontaine at DOT regarding the driveways on Route 160, but had yet to hear a response at the time of the meeting.

Condition of Hussey Road

Mr. Torres suggested contacting the local road commissioner about the condition of Hussey Road, since the development would add to the traffic. Mr. Bower will talk with the Road Commissioner.

Further Subdivision

Mr. Bower suggests a deed restriction on further division of the lots and one house per lot.

Location of Test Pits

Each lot has been deemed adequate for septic systems. Mr. Stearns was asked to flag the test pit locations. Mr. Stearns responded there is probably little evidence of the pit locations, as the site evaluator dug the test pits by hand.

Deed Restriction Regarding Mobile Homes

The owner Nate Wadsworth is willing to make a deed restriction specifying no mobile homes.

Setback Requirements

Mr. Bower noted the setbacks on the drawing are the current town requirements. If the town votes to increase those setbacks in the future, then all construction started after the town increase would have to meet the new town standards.

Wetlands

The application notes there is a wetland complex that bisects the site. The wetland will remain undisturbed. Two lots on Hussey Road will require careful placement of the homes to ensure no disturbance.

The current lot is approximately 60 acres. If the subdivision is approved, can each of the 14 lots play with the wetlands ordinance? Mr. Bower will check with DEP. Mr. Bower also recommends to limit the amount of filling to only where it is necessary for access to parts of the lot, and that only foot traffic should be allowed over the filled portions.

Building Envelopes

Mr. Bower will check with DEP about further defining building envelopes

Fire Protection

The applicant has proposed installing a fire pond for fire protection purposes. Mr. Bower will check with the Fire Chief to get more details on the requirement for the ponds or tanks.

Number of Lots

The map currently shows 15 lots. Mr. Wadsworth intends to merge two of the lots by gifting one to an owner, making the total 14. Mr. Bower will reach out to Alison Sirois at DEP Bureau of Land Resources about this.

Waiver Requests

The Applicant requests waivers on the following:

1. **High intensity soil survey by a Certified Soil Scientist** (7.2.10, page 20 of Subdivision Regulations)

2. **Preliminary Plan Scale** (7.2C. page 19 of Subdivision Regulations)
The required scale of the Preliminary Plan is 100 feet to an inch. As Article 8, section 8.2 specifies plans no larger than 24 X 36 inches, in order to fit a sketch plan on a 24 X 36 sheet, applicant requests a waiver and make the scale 120 feet to an inch.
3. **Stormwater Management Plan** (Article 8, section 8.2L page 25 of Subdivision Regulations)
This site is in the Watershed of Great Brook and the Ossipee River. It is not situated in the watershed of a great pond. Mr. Wadsworth plans to subdivide the property and sell lots to individuals to develop or not develop as they see fit. He does not plan to grade the property and change drainage patterns or develop lots and create impervious surfaces. Therefore, they request a waiver of submission of a storm water management plan.
4. **Location of Trees Larger than 24 Inches** (Article 7.2D.II, page 20 of Subdivision Regulations)
This section specifies that the location of trees larger than 24 inches in diameter at breast height be shown on the plan. Timber of any size and value has already been harvested. During his walk on March 12, 2017, Mr. Stearns didn't think there are any trees larger than the 24 inches and requests a waiver.

Vote

Chairman Nance suggested the board wait until hearing back from Alison Sirois to vote. Mr. Wagner preferred to go forward and moved to deem the Preliminary Application is complete. He was seconded by Chairman Nance, and the board all voted in favor that the Preliminary Application is complete.

Site Walk Scheduled for Saturday, June 17 at 10 a.m.

Public Hearing Scheduled for Tuesday, June 20 at 6 p.m.

Zoning Updates

The updated Zoning Ordinance needs to be voted on during the Town Meeting. Instead of the entire document, Mr. Torres will have a list of changes to the Zoning Ordinances prepared for the June meeting.

Planning Board Vacancies

As requested by the Selectmen, the Board reviewed the applicants to fill the vacancies on the Planning Board. They recommend that William Ryan be a permanent member, with Nathan Stacey and J.P. Espinosa as alternate members.

Mr. Wagner moved to adjourn, seconded by Chairman Nance. Meeting was adjourned at 8:48.

Approved

Date