

**Parsonsfield Planning Board Meeting
Tuesday, August 15, 2017
Minutes (Draft)**

Planning Board Members in Attendance:

Carl Nance, chair
Todd Crooker
Thelma LaVoie
William Ryan
Nate Stacey, alternate
John Wagner

CEO David Bower in Attendance

Also in attendance:

Jeff Wright, Gerard Clifford, Daniel F. Hennessey, Mike Meehan, Stephen Anderson, Richard Sullivan, Mark Fisher, Tiffany Brendt, Bob Spielvogel, Karen Flannery, Linda Corbin, Trevor Sanborn

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

July Minutes Reviewed and Approved

The board reviewed the minutes from the July 18, 2017 meeting. Mr. Crooker motioned to approve and was seconded by Chairman Nance. The minutes were unanimously approved.

Introduction of Board Members and Retiring Board Members

Since some in the audience were not acquainted with the Planning Board, the members introduced themselves. This is the final meeting for John Wagner and Todd Crooker on the Planning Board.

Preliminary Discussion

Mark Fisher, 450 North Road, Map R-5, Lot 30, Application for Commercial Composting Operation

Mr. Fisher recently purchased the Academy Hill Farm on North Road, which is on 255 acres. He previously ran a commercial composting operation in Alaska, and would like to do the same at this site. He would like to start operations on 5 acres within the lot in an area that would not bother anyone. Maine regulations do not require a permit for an operation less than 10,000 cubic yards; Mr. Fisher would not be required to have a permit.

Discussion:

Mr. Fisher would use the ACS composting system (Windrow system) and would use the equipment from midwestbiosystems.com. He eventually would like to start an organic farm on the property and would use the compost on the farm. He also would like to eventually incorporate a plant on the farm which would process food waste. This could provide opportunities for the town in making use of food waste.

Mr. Crooker: Is concerned about the smell. Would he be composting fish?

Mr. Fisher: He would use mainly horse manure, hay and wood chips. Also, the system uses a "fleece" cover, which would alleviate odors.

Chairman Nance: When would you like to start?

Mr. Fisher: Would like to get it going this fall.

Mr. Bower: This proposal would require a Site Plan Review.

Next Step:

Mr. Fisher will submit a Site Plan Review application and formally present it to the Planning Board at the September meeting.

Discussion - Dan Hennessey on Wadsworth Subdivision

Mr. Hennessey spoke to the board on behalf of a citizens group called “Friends of Parsonsfield”, which was formed in response to the Wadsworth Subdivision proposal. They feel that Mr. Wadsworth has been dishonest in presenting his plans and want to know what action the board will take:

- (1) In order to meet zoning requirements, Mr. Wadsworth had deeded property to Keith Sargent. Would the board take action regarding the manner in which Mr. Sargent was unknowingly a part of development?
- (2) Mr. Wadsworth has stated he has no plans to develop, but Ted Theriault, who has already built the house on the first lot, said he may buy and develop.

Chairman Nance: If the applicant meets all requirements, the board can give no repercussions.

Mr. Wagner: He’s going to have to do everything by the book. From what has transpired, he’s going to have a difficult time.

Mr. Crooker: Suggested that Mr. Hennessey file a complaint with the State Ethics Board. As far as the Planning Board goes, we only review things that come before us in relation to the ordinance. We denied him because his plan was bogus.

Gerard Clifford: Wadsworth did cutting on the Plantation property.

William Ryan: Report on Marijuana Issue

Mr. Ryan: There wasn’t enough back and forth with the Selectmen to hash out a plan before the Town Meeting in September. We saw Cornish putting a ban in place.

Tiffany Brendt: Since 73% of the people who voted in this town are in favor of recreational marijuana use, why bring it up? Marijuana essentially has a counterpart in alcohol and would have similar rules. There is time work it out.

Mr. Crooker: The issues of retail sales and manufacturing don’t bother him, but the social clubs are a concern.

Linda Corbin: The state has issued a moratorium on social clubs until 2019.

Mr. Ryan: Has been doing research and feels marijuana would have a positive effect on the community:

- Retail sales will bring revenue to the town
- Land value increases
- Town changes in culturally rich way
- Selectmen are trying to find ways of using the Mill Building: it could potentially be a testing center

Mr. Crooker: Is concerned about putting social clubs near homes, day care centers or schools.

Ms. Brendt: Is concerned about what happens when there is a lot of recreational cultivation.

Nate Stacey: Recreational cultivation is already covered by the state.

Ms. Brendt: The Select Board has discussed the issue and they like the idea of a Public Hearing. We can get an idea of what people think, but we need to be careful not to have local regulations before the state has decided.

Conclusion: The board decided to wait for more clear guidelines from the State before tackling the issue locally.

Zoning Ordinance

Mr. Crooker would like the board to reconsider the 8 foot basement height in the updated Shoreland Zoning ordinance. He wants to put it back to 6 foot limit. In essence, the increase would give a full living space in the cellar. His concern is that people will violate the spirit of the shoreland laws and turn seasonal camps into year round use.

Mr. Bower: The board would need to vote on reconsidering the issue. He explained the ordinance for those who weren't on the board when this was discussed and voted on.
The board concluded not to reconsider the basement limit.

Other Business:

John Wagner: This is his final meeting, and we still don't have new chairs for the Planning Board. Also, he recently drove through Kezar Falls and the grass in front of the Milliken Building is an eyesore. (These concerns are both under the purview of the Select Board.)

Chairman Nance motioned to adjourn and was seconded by William Ryan.
Meeting adjourned at 8:13

Approved

Date