

Town of Parsonsfield Comprehensive Plan Committee Meeting Minutes

Tuesday, 24 Jan, 2023 Meeting Duration: 6:00PM to 7:15PM

Location: Parsonsfield Town Hall.

Attending: Sabin Beckwith (Chairman); Jennifer Lewis (Vice Chairman); Larry Stevenson (Secretary); Harvey Macomber; Dan Flint; Aaron Boguen; Lynda Sudlow; Raegan Young (SMPDC); James Baron, Tom Winter.

- 1) The purpose of this meeting was to review Existing Land Use, and Fiscal Analysis sections.
- 2) Sabin opened the meeting at 6:00PM.
- 3) The group reviewed minutes of last meeting Nov 2022. The minutes were approved with changes. Old town meeting hall is on the National Register of Historic places. 7D should say Fire Department needs. Change Consolidated Phone to Consolidated Communications. Change that the recycling is very active.
- 4) Discussion of Fiscal Analysis:
 - a. Fiscal analysis evolution data comes from the state. An excel spread sheet was sent to SMPDC but they did not have time today to go over the reports and then send to us. Reports for 2010, 2015 and 2020 will be the years published and looked at. We want to have two-time changes in our plan. Dan will get the files he has, review them and send them SMPDC.
 - b. There was a question as to when was the last town evaluation. It should be every 10 years. The years 2010-2015 was suggested as the possible time frame.
 - c. The town has put money to the side for hiring an assayer for task. It should run several \$1,000.00. The assessment is being planned for by the town.
 - d. It is felt the state valuation is out-of-whack.
 - e. The question of what big projects or infrastructure should be included in capital improvement plan. The selectman should have input. We would like to plan but being part of three towns we tend to get told what we owe. The town has the savings plan to sent the money aside so we are ready.
- 5) Existing Land Use:
 - a. The Zoning ordinances could be from 1971.
 - b. Concerns are the shared land use is from 1991 and will have issues with LD2003.
 - c. What changes do we want to put in to reduce the impact on the town, our vision. Will we see the possible growth protentional and include LD2003.
 - d. We should include an allowable animal use section. We want to ensure they are properly cared for. A broad statement about this is what we should insert, we do not have to be specific. Do we still have working for profit farms? We need to include something on right to raise food. A reasonable number of animals can go in this section.
 - e. The zoning areas are the important part.
 - f. Issues and implications section will be added. We should finish this before the zoning board so they ensure both match. This will reduce issues such as the Dollar General being built when there were issues with not matching the zoning.
 - g. We do not have any section addressing a shooting range, most areas fall into approved areas by the state. This should be addressed along with electrical generation.
 - h. We can add a growth cap section which would address things such as the proposed RV park (75 units).
 - i. Include a statement about "anything not covered at the discretion of the board". This is to ensure things stay in the desired nature of the town.
 - j. We need to have a public meeting to get input from the town before we finalize the plan. We could also do a survey again. We can invite them to a meeting, several times, to get

feedback. We need to have the plan online for access. This seems the best method. Other methods such as google forms, or survey monkey could be looked at. Issue with digital forms is half the town does not have high speed or internet.

- k. A cover page needs to be added. We need to add the future thinking goals, policies, and strategies.
- l. Next meeting is scheduled for 28 Feb. 2023 at 6 PM.
- m. At 7:15 PM a motion was made, seconded and passed to adjourn.

Submitted

Lawrence Stevenson