

MINUTES
TOWN OF PARSONSFIELD
PLANNING BOARD MINUTES
6:00 PM
Wednesday, November 17, 2021
TOWN OFFICE BUILDING

I. Call to Order

Allen Jackson called the meeting to order at 6:02 p.m.

Present: Sabin Beckwith, Aaron Boguen, Gerard Clifford, Allen Jackson, Roger Moreau (Alternate), Recorder Desirae Lyle

Absent: Andy Yale, Code Enforcement Officer Jesse Winters

Guests Present: Selectmen Harvey Macomber, Michael & Cynthia Hasty, Mark DeMatteo, Dan Flint, Heather Laier, Jeff Wright

II. Correspondence

- a. Letter of Decision for Tammie Hansen was sent out on 10/25/2021.
- b. Letter of Decision for Patco Construction was sent out on 10/25/2021.
- c. Email to/from Maine Municipal Association regarding Board attendance at Site Walks.
- d. Receipt of Application/Meeting Notification was sent to applicant Michael Hasty on 11/8/2021.
- e. Abutter's Notices for Mr. Hasty's project were sent on 11/8/2021.

III. Review of Minutes (October 20, 2021)

Aaron Boguen made a motion to approve the October 20, 2021 meeting minutes as presented. Motion was seconded by Sabin Beckwith. Motion carried with all in favor.

IV. Old Business

None

V. New Business

A. Subdivision Review – Michael Hasty – Map R08, Lot 006 – Land Lot

The Board reviewed the applications presented. A Site Plan Review (SPR) application and a Subdivision application were received. Allen Jackson explained that the applicant is asking to split a forty-seven (47) acre parcel into two (2) lots to be sold.

Mrs. Hasty explained that she was told initially that a SPR application was needed and that is what she submitted in time to be on the agenda for tonight's meeting. After the application was accepted by the office and sent to the Planning Board assistant it was brought to their attention that a subdivision application needed to be submitted. Mrs. Hasty has submitted the subdivision application for the Board's review. They reached out to the Board because the surveyor was worried that the Hasty's were in violation because of an abutting lot that was divided and sold recently. The parcel before the Board tonight has been surveyed and divided on paper, but no deeds have been filed and no sales have gone through.

The Board discussed the forty (40) acre rule regarding subdivisions (30-A M.R.S.A. § 4401-4408). This lot is over forty (40) acres and can not be called a lot it needs to be called a parcel or a tract. Mrs. Hasty noted that both the lot that has already been divided and sold and the lot that they are in the process of dividing and selling were never on the same deed. Both lots are under two (2) separate deeds and have two (2) separate tax bills.

Allen Jackson asked the Board for their opinion on which application to review. During discussion it was mentioned that this does not look like a subdivision but a division of one (1) parcel into two (2) parcels. Desirae Lyle asked if the Board needs to review either application if this is not a subdivision and there is really no action for the Board to take at this time. Sabin Beckwith noted that the SPR application was made in error. Road frontage was discussed and both lots have the proper road frontage.

Sabin Beckwith made a motion to reject the Site Plan Review application. Motion was seconded by Aaron Boguen. Motion carried with all in favor.

The Board continued to discuss if this is in fact a subdivision or a single division of land. Gerard Clifford noted that if this is not a subdivision it should not be before the Board, it would be a Code Enforcement issue. The Board discussed the wording of a motion to allow the applicant to move forward.

Sabin Beckwith made a motion to approve the division of the property into two (2) parcels for the purpose of sale. Motion was seconded by Aaron Boguen. Desirae Lyle asked again if this is not a subdivision does the Board need to approve anything. Anyone can divide their property as long as it's not a subdivision without Planning Board approval. The applicant is only dividing the property into two (2) parcels, if they were dividing the parcel into three (3) parcels, they would need to submit a complete subdivision application. Motion carried with all in favor.

Gerard Clifford asked for clarification about the other lot that was divided. The contiguous lot was divided in 2020 into two (2) lots. No Planning Board approval was needed and no abutter notification was necessary.

The Board discussed rescinding the motion and letting the applicant move forward. Mrs. Hasty clarified that the buyer's counsel suggested that the applicant may be in violation and advised the applicant to check with the Town.

There are two (2) abutters present that have spoken to the applicants and now understand that the parcel is only being divided into two (2) parcels. They have no issues with the division moving forward.

Aaron Boguen made a motion to not hold a Public Hearing or Site Walk since this is not a subdivision. Motion was seconded by Sabin Beckwith. Motion carried with all in favor.

VI. Open to Public Questions

(NOTE: The Board scheduled the workshop before hearing public comment since the public moved into the hall after the Board complete review of Mr. Hasty's project.)

Harvey Macomber noted that since the Board has scheduled the workshop at least a quorum needs to attend the meeting or cancel the meeting beforehand.

Jeff Wright also noted the lack of attendance at the last scheduled workshop meeting. The Board agreed to email the administrative assistant, Desirae, if they would be unable to attend the December 1, 2021 workshop meeting.

Mr. Wright also asked about getting the Planning Board videos posted to the website. The Board mentioned that the videos are available for viewing if someone wishes to get a copy from the office.

Mr. Wright voiced a concern about the word contiguous and how it pertained to the division of the lot on Hussey Road.

VII. Schedule Workshop for Wednesday, December 1, 2021

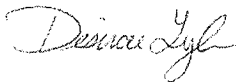
The Board has received a Site Plan Review application for property that is in the Shoreland Zone and needs to be reviewed thoroughly. The Board would also like to review the Land Use and Subdivision Ordinances.

Sabin Beckwith made a motion to hold a workshop on Wednesday, December 1, 2021 at 6:00 p.m. Motion was seconded by Gerard Clifford. Motion carried with all in favor.

VIII. Adjournment

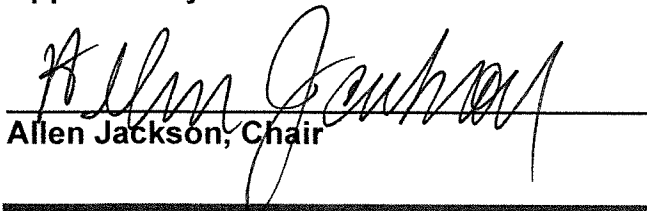
Aaron Boguen made a motion to adjourn at 7:10 p.m. The motion was seconded by Gerard Clifford. Motion carried with all in favor.

Respectfully Submitted,



**Desirae Lyle
PPB Secretary**

Approved by the Board at the December 15, 2021 Meeting.


Allen Jackson, Chair

