

**Parsonsfield Planning Board Meeting  
Tuesday, July 19, 2016  
Minutes**

**Planning Board Members in Attendance:**

Thelma LaVoie, chair  
S. Tiffany Brendt, vice-chair  
Todd Crooker  
Donna Dulude  
Carl Nance

**CEO David Bower in Attendance**

**Also in attendance:**

Louis Aubochant, Cathy King, Marion Wright, Daniel Freeman, John Fredette, Steve Lepler, Ed McGrady, Denise McGrady, Denise Crooker

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Chairman LaVoie called the meeting to order at 7:01.

**June 21 Meeting Minutes Approved**

The minutes from the June 21, 2016 Planning Board meeting were reviewed. Chairman Lavoie called for a vote and the Board unanimously approved the minutes.

**Discussion: Linda Corbin, Proposal for Subdivision on Fenderson Road**

Mr. Crooker mentioned a conversation he had with Butch Sanborn regarding the subdivision on Fenderson Road. According page 6 of the Sub-Division Regulations of the Town of Parsonsfield, there is a 5-year period to divide a parcel of land. Linda Corbin and Butch have two more years (out of the 5-year period) without needing to apply for a subdivision on the property, so they decided to postpone adding a structure.

**Site Plan Reviews**

**1. Steve Lepler, West End House Camp, 294 Road Between the Ponds**

Mr. Lepler presented the plans for razing and rebuilding the Camp Director's cabin for the West End Camp. The proposed house would have a 20% larger footprint, but the larger portion would be in the back of the building. The new cabin would be the same distance from the lake, the same distance from the dry stream and no closer to the neighbor's house.

**Discussion:**

Mr. Bower has reviewed the application and finds it straight-forward, needing an application because the road setback is non-conforming, but with no problems. Ms. Brendt and Ms. Dulude stated they had no issues with the application, and Ms. King commended the camp for being good neighbors and working well with the community. Mr. Crooker asked for the specific page in the Zoning Ordinance that would apply to this application, and Mr. Bower referred to Section 8.C.1 at the bottom of page 46. Mr. Crooker then brought up the subject of a site walk. The Board unanimously agreed that a site walk was not needed. Chairman LaVoie then asked the Board to vote on the plan, and it was approved unanimously.

**2. Edwin McGrady, Farmer's Porch Addition, 147 Mudgett Road**

Mr. McGrady has applied to add on a 5 X 20 farmer's porch to his house, to be built by a professional contractor. The recently installed metal roof causes the snow to melt into the basement, and the porch roof would divert the melting snow away from the house.

**Discussion:**

The house is 45 feet from the center of the road, and current zoning calls for a 75 feet setback. Ms. Brendt suggested modifying the design and moving the granite steps to meet the 75 feet setback to solve the ordinance issue. Mr. McGrady agreed to the change. Chairman LaVoie called for a vote, and the Board unanimously approved the application with the change.

**Deborah Springer, Preliminary Discussion about a gravel pit**

This was not discussed as Ms. Springer did not attend the meeting.

**Linda Corbin, Shopper's Guide Ad Fee for Subdivision Project**

Although funds have not been received from Linda Corbin for the subdivision project, two ads were placed in the Shopping Guide (July 13 notification of site walk and public hearing, and July 20 cancellation of the same). Mr. Bower recommends we bill Ms. Corbin for the cost of the ads. The Board approved the recommendation, and Ms. Saiki will send an invoice.

**Shoreland Zoning Discussion**

Mr. Bower reviewed some of the updates to the State Shoreland Zoning Statute:

Regarding height restrictions, the statute allows for a second story, but you have to watch the roof line.

Volume calculations have gone away, but the town may decide to put them back in.

There is still a 6 foot restriction on foundations.

**Comments:**

Ms. Brendt recommends eliminating the 30% volume calculation because it's more hassle than it's worth. Mr. Crooker asks if there is a problem with people putting in foundations and then going back and using it for living spaces. He mentioned that improvements would result in higher taxes for the town.

Going forward, Mr. Bower suggested the Board should decide what they want, get a draft, advertise and hold a public hearing on the subject. He estimated the fee from Southern Maine Planning for their services would be around \$1,500 to \$2,000. Since the Board hasn't seen the Shoreland Zoning Statute, Chairman LaVoie requested it be sent to them for review and then discussed at the next meeting. Mr. Bower will send the new statute to the Board.

Mr. Nance motioned to adjourn the meeting, and was seconded by Ms. Brendt. Meeting adjourned at 7:55.

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Approved

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Date

