

Parsonsfield Planning Board Meeting
Tuesday, February 19th, 2019
Minutes

In Attendance: Nate Stacey, Brendan Adelman, Marion Wright, Clifford Krolick, Andy Yale, Rick Sullivan, David Laurie

CEO Jesse Winters in attendance

Also in attendance: Thomas Greer, Ralph Austin, Amy Canali, Deborah Sobczak, Steven Richard, William Ryan, Trevor Sandborn.

Mr. Stacey Called to meeting at 7:10pm

Mr. Stacey confirms with Mr. Austin that he received the draft of conditions from the town attorney. A final version is printed off in the meeting and given to the board for review.

January Meeting Minutes Reviewed and Approved

A motion was made and seconded to accept the January minutes as they read with no changes needed.

Site Plan Review – Sobczak and Steven Richard, Map U12 – Lot19

Mr. Stacey Confirms with CEO Jesse Winters the site plan is out of shore land zoning. The board takes a few minutes to review the site plan review.

Mrs. Sobczak Briefly introduces herself and presents to the board she has gathered the appropriate information required for the application in front of them as well as gone ahead in notifying their neighbors.

Mr. Stacey addresses the property owners that the board will need to table this site plan until all the abutting property owners have been officially notified by the town.

Mr. Richard states he was told the town would be conducting this action and states the deadline for their application has been met

Mr. Stacey States that unfortunately this has not been done at this point during the transitional period of acquiring a new planning board secretary, however, will move forward to schedule a workshop to work through the plan for preparation in the next planning board meeting and explains this process to Mr. Richard.

Mrs. Sobczak Addresses her concerns with the timeline of the application in moving forward.

Mr. Stacey Informs that by ordinance a site walk will need to be completed after the snow has gone, hopefully late March, early April and in the meantime the board will set up a date for a workshop to help expedite the application process more smoothly.

The board agrees to hold a workshop on the first Tuesday of next month, March 5th, at 7pm.

Watson Woods Subdivision

Mr. Stacey Addresses Mr. Laurie in reviewing the draft conditions on the preliminary subdivision approval.

Mr. Laurie Explains the drafted concept plan for approval with conditions and summarizes some of the main concerns: 1.) Being this is a strip development along rt 160 having concerns with traffic, driveway site distance and reducing access points. 2.) The buffer strip, re-forestry/restoration and maintenance requirements. 3.) Proper storm water runoff management. And 4.) Retaining 10% of the parcel for recreation use. He reiterates that this is not suggesting any binding terms on the developer but that the planning board may decide conditions for approval

Mr. Yale Inquires of more explicit terms of a conservation easement.

Mr. Laurie Suggests this can be done in two ways. 1.) Requiring a deed conservation easement running to the plantation, which he further explains this would involve a third party, nonprofit, as a holder of the easement. This would put it out of the hands of the planning board to change it without the agreement of the holder of the easement. And 2.) Making it a restriction in the subdivision plan which is just a restriction in the plan itself and can be changed in the future by the planning board alone.

Mr. Krolick States his concerns with putting in eight houses in a strip like this along rt 160 and would feel more comfortable with reducing the number of houses.

Mr. Laurie This is more a “yellow light” for them to go ahead knowing that the board has these concerns, and, in the event, they don’t address them, then the board will deny the application..

Mrs. Wright States her concerns with the septic reserve area being shown on the plan and if they meet the requirements.

Mr. Greer Explains that there have been two test pits done to show two place locations and in the final plan when they determine where the driveway will go and also where the house will go, then they will then determine where the septic will be placed and will show a reserve area.

Mrs. Wright Has there been any discussion about the driveway plans?

Mr. Greer States we’re going to combine a set of driveways to reduce the number of driveways that will be there. We have talked to MDOT and will wait until the snow banks recede in order to have MDOT confirm our driveway locations are met with 450-foot distance requirement.

Mr. Austin Reiterates there are three shared driveways in the sketch plan.

Mr. Greer States to the board the conditions submitted for preliminary approval are fine and they plan on addressing it. They’ve hired a landscape architect to look at the buffer

Mr. Krolick States the board will be having to hire a consultant

Mr. Austin Inquires his understanding in the plan that was left with JP was that they would provide a plan and that if the planning board wished to have it reviewed by a consultant, then they would be fine with that.

Mr. Krolick States the board will hire a consultant and the developer will pay for them

Mr. Austin Replies this is what they understand as well.

Mr. Yale Asks the developer to take the board through the plan one piece at a time

Mr. Austin States that there will be a plan that will show what they believe is the appropriate location for the driveway, that will show reserve area on that plan. The board may request changes going through the plan, and their final plan being submitted will be a final plan of what's supposed to be there.

Mr. Yale Suggests going through the concept plan one by one with the board.

Mr. Stacey Agrees and starts with the first concept of "Traffic". Eliminating as many driveways as possible on rt 160 and meeting the site distance of 450-feet.

Mr. Adelman Suggests with Mrs. Wright as well of changing the wording to "having a substantial reduction in the number of driveways".

Mr. Stacey The board is in agreeance and Mr. Stacey moves forward with the second concept of restoration of the buffer zone. The area that has been clear cut will need forestry regrowth and further maintenance that will be designated by a hired peer consultant appointed by the planning board.

Mr. Yale Inputs that all required buffer zones will need to be considered for maintenance.

Mr. Stacey This is addressed with Mr. Laurie for revision in the concept plan. Mr. Stacey reviews the third concept of open space, in which 10% of the parcel will be reserved for open space that will provide recreational use and shall not be further divided for a minimum of ten years.

Mr. Sullivan Suggests this concept cannot be clearly defined until an impact study has been completed to determine proper placement of the 10% parcel.

Mr. Laurie Suggests the board could tie the restrictions to the impact study of the plantation and great brook or put possible restrictions on the development of the remaining parcel.

Mr. Stacey Reviews the forth concept of consultations and determines that what the developers final plan comes through as, the board will submit it to peer review.

Mrs. Lane Requests to ask the board a question regarding waivers

The board votes to allow Mrs. Lane to address the board. All are in favor.

Mrs. Lane Asks if the board would have to issues waivers for any requirements that are not being met, such as any that have not been addressed by the board.

Mrs. Wright States that certain items may not be reviewed for requirements at this time until the final plan is submitted

Mr. Laurie States the board can consider waivers but would need some rational as to why they are waiving it. He states it appears to him the developer has produced everything the ordinance requires so he is not sure what the board would be waiving at this time. He also states that he will add these notes to a final draft concept plan

Marijuana Ordinance

The board discusses setting up a work shop to review the draft ordinance that is currently in possession of the Chair and proposes a meeting to be held on March 12th, at 7pm.

Mr. Ryan States he is currently getting signatures and has concerns this is burdensome on him as the planning board has not been able to conclude an ordinance for this matter. He also addresses concerns of the timeline of this ordinance as it conflicts with his pending application for a store front.

Mr. Stacey Discusses with the board of confirming a time to set aside for a workshop to build out a marijuana ordinance. After this is completed, the board can then move forward with setting a public hearing and then a town vote.

The board agrees to set the next workshop on March 12th, at 7pm.

Other Business

The board discusses the ordinance books being outdated as they have older copies than what is posted online.

Mr. Stacey suggests checking the website to confirm this.

CEO Addresses with the board an issue with the shoreline ordinance. He has gone online to check that the town has been registered and found that the town currently is not. He found it was resubmitted to the DEP, they had sent it back to be redone, then it was never sent back to the DEP.

Mr. Stacey States he will let the Chair know and will also look into getting current ordinance and land use copies.

Mr. Stacey Motions to adjourn the meeting. It was seconded by Mr. Sullivan. The meeting is adjourned at 9:05pm.

**Next Planning Board Meeting will be held on
Tuesday March 19th, 2019 at 7:00 pm.**