

Town of Parsonsfield Comprehensive Plan Committee Meeting Minutes

Meeting Date: Tuesday, September 29, 2023

Meeting Duration: 6:00PM to 7:30PM

Location: Parsonsfield Town Hall.

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

- 1) The purpose of this meeting was to review two new sections of Goals, Policies and Strategies: Transportation and Historic Resources. Reference material for the discussion was provided by Raegan Young (SMPDC) via email on 09/20/2023.
- 2) It was agreed to postpone committee officer position discussions.
- 3) Raegan offered an update of the Inventory Draft targeting completion in November 2023.
- 4) Jennifer opened the meeting at 6:08PM.
- 5) The August meeting minutes were approved by unanimous vote near the end of the meeting.
- 6) There was discussion and general agreement among the team members regarding the content, intent and responsible party of the majority items listed in both documents under review.
- 7) Discussion with recommendation to consider combining Conservation Commission with other needed commissions, etc. to better manage overall efforts.
- 8) Discussion of Town House: Town owned, needs major renovations. No well, septic, furnace, possible electric issues, and maybe more! Town must lead effort to apply for grants.
- 9) An idea was discussed to Introduce "Historical District" zoning.
 - Question raised: Can conservation Committee define "Historical" building requirements.
 - Grandfather current owners of recognized historical property.
 - Create a Parsonsfield Historical Marker to identify property of historical significance.
 - Owner option to participate and to pay cost of plaque.
- 10) Cemetery discussion: Currently the Town maintains 3 cemeteries. A recommendation was made to add others. More detailed planning required.
- 11) Town should consider establishing a Conservation Committee. It was noted that we have a difficult time to recruit people for many Town offices, etc. so the committee might be very small, two or three members.
- 12) Much discussion regarding Road Commissioner. Discussions centered around if the position should be paid (currently not paid) and if the position should be "hired" (currently elected).
 - Currently, the Assistant Road commissioner is a town employee that is compensated.
 - It was noted that there is no line item in the Town budget specifically for the post of Assistant Town Commissioner.
 - The group recommended to add specific responsibilities to the Road Commissioner description prior to the next election.
- 13) Discussion regarding can / should we expand the Town parking lot. Currently 12 spots, potentially 20 spots.
 - Traffic pattern within the lot should be examined and optimized.
 - It was noted snow is usually piled high at the end of the lot, minimizing 100% utilization.

- It was noted the USPS uses several town lot parking spaces for overnight parking of their rural delivery vehicles.
- It is thought current Woolen Mill plans and Bailey Building land area would provide little to no extra town parking due to limited available land for such.

14) Next meeting will be Tuesday, October 24 at 06:00 PM.

15) At 7:34 PM a motion was made, seconded and passed to adjourn.

Submitted by Thomas E. Winter on 09/30/2023.

**Parsonsfield Comprehensive Plan Committee Meeting
July 25, 2023 6pm - 8pm Parsonsfield Municipal Building**

In attendance: Jenifer Lewis (Acting chair), Jim Baron, Dan Flint, Aaron Boguen, Harvey Macomber, Lyn Sudlow, & Raegan Young (back from a little vacation).

Plus guests: Mark and Scott Mounce, Chris Gadomski, J.P. Espinoza, Harley & Dylan Turner.

Meeting began at 6pm Jen Lewis chaired in the absence of chair. Minutes of last meeting were approved.,

General review of SMPDC 's involvement with the mill over the years, including brownfields assessment and discussions about sewer/septic systems, sidewalks, etc.

Mark Mounce talked about closing on the mill, exploring ways to turn the mill around. He's talking to lawmakers and others about grants, special programs, and funding for projects such as they envision. Lots to learn, lots to consider. Starting with the septic.

Scott introduced Chris Gadomski who is working with them on the Stanley Building and plans to rent most of the space in that building once it has been cleared out and restored and they have a clear title. Both the Mounces and Gadomski asserted that they want to return the building to its former glory. Currently they have a signed purchase agreement from the mortgage holder and they have an application in to the Planning Committee concerning the Stanley Building.

In addition, the Mounces have submitted plans to the Planning Board for the Mill's Administration building and the barn.

The conversation then turned to the all-important question of sewage and septic systems. And if or how could the Village of Kezar Falls could put in a sewage system to benefit the whole village. What land was available? Could we use "pods" which involve linking several separate septic disposal fields together? And what about public water? If the KF Mill waits for the answers to these questions, it may never get its plans off the

ground.

And what about sidewalks and streetlights? How about a traffic light? Maybe not needed if traffic flows properly. If the Town helps the businesses in KF, there will probably be a need for increased tax revenue to cover the added expenses.

One local businessman in attendance noted that the Town has not offered any incentives to attract or even help local businesses succeed (including trash pick-up). Zoning restrictions may also be an issue. What about TIF districts? There is a need to reduce barriers to businesses. Offer tax reductions to help businesses get started?

Lots of challenges. Need to keep communication channels open and develop good working partnerships.

Guests departed around 7:15.

Then there was a general discussion about establishing a Conservation Commission to monitor the town's natural resources, make sure there are open spaces for recreation, may include protection for historic resources.

Raegan will work on a preliminary goals and policies on Local Economy and Arts and Recreation for us to discuss next meeting which will be on August 29, 2023.

Meeting closed at 7:40.

Lynda L. Sudlow
Acting Secretary.