

MINUTES
TOWN OF PARSONSFIELD
PLANNING BOARD MINUTES
6:00 PM
Wednesday, March 16, 2022
TOWN OFFICE BUILDING

I. Call to Order

Allen Jackson called the meeting to order at 6:00 p.m.

Present: Aaron Boguen, Allen Jackson, Andy Yale, Code Enforcement Officer Jesse Winters, Recorder Desirae Lyle

Absent: Sabin Beckwith, Gerard Clifford, Roger Moreau (Alternate)

(NOTE: Mr. Moreau is on the agenda for a site plan review and cannot participate in the Planning Board voting process, he is listed under guests present.)

Guests Present: Selectmen Harvey Macomber, Jeff Wright, Roger & Joseph Moreau, Jill Cramer – Attorney for Mr. Moreau, Michael Nelligan, David Silk – Attorney for Mr. Nelligan.

II. Correspondence

- a. Letter sent to Effingham PB 2/23/2022 regarding Meena's application for gas station.
- b. Email from Nate Fogg (Effingham PB) 2/23/2022 regarding the Effingham Planning Board meeting.
- c. Letter from Effingham regarding an upcoming public hearing on April 7, 2022. Andy Yale will attend the meeting.
- d. Roger Moreau Survey Plan received by secretary 3/14/2022.
- e. David Silk hand delivered a packet regarding Mr. Moreau's site plan tonight.

III. Review of Minutes (February 16, 2022 & March 2, 2022 Workshop)

Aaron Boguen made a motion to approve the February 16, 2022 meeting and March 2, 2022 workshop minutes as presented. Andy Yale seconded the motion. Motion carried with all in favor.

IV. Old Business

- a. **Site Plan Review – Roger Moreau – 26 Reed Lane – Map R19, Lot 044 – Automotive Repair Shop (Remanded back from the ZBA for further findings)**

The Board reviewed their decision from July 21, 2021 and decision letter dated July 27, 2021 and the Zoning Board of Appeal (ZBA) decision dated September 30, 2021 and decision letter dated October 4, 2021 remanding the matter back to the Planning Board for further findings. The ZBA asked for the following:

1. *The Site Plan needs to be updated to show five (5) more parking spaces for the commercial two (2) bay garage.*
2. *The Planning Board needs to further review the ordinances to determine if the 50' right-of-way is sufficient or if 60' right-of-way is needed for a new commercial use in the village rural district.*

The survey site plan now has the additional five (5) spaces that the ZBA asked for. The Board reviewed the Town of Parsonsfield Land Use and Development Ordinances (LUO) Article II, Section 6, Paragraph A, Items 1 and 3.

1. *Each lot must be provided with right of access to the property from public or private ways.*
3. *All access roads (new and existing) must be constructed to a minimum width of twelve (12) feet if serving one dwelling unit, and fifteen (15) feet if serving two or more dwelling units. The access road must contain a minimum depth of twelve (12) inches of bank-run gravel for the gravel base course and two (2) inches of crushed surface gravel for the surface gravel course. It must have drainage ditches and culverts at all appropriate points and must provide sufficient area to allow a fire truck or other emergency vehicle to maneuver.*
4. *At a minimum, existing access roads must be upgraded to meet the criteria in subsection 3 above for any new lot created.*

Number 4 above would not apply since this is not a new lot. Reed Lane is an existing fifty (50) foot right-of-way, the plan submitted shows drainage ditches and culverts and a turnaround area. Allen noted that LUO Article II, Section N, Paragraph 4, Items a. through g. would not apply as those standards apply to new streets and streets within subdivisions.

The original decision was four (4) in favor one (1) against, that decision was appealed to the ZBA who remanded the matter back to the Planning Board. The Board discussed how to proceed and adopt additional findings of fact and keep the original conditions.

Allen Jackson made a motion that the Planning Board has reviewed the original decision of July 21, 2021 and letter dated July 27, 2021 and stand by the original decision of four (4) in favor one (1) against to approve the application as submitted with the conditions in said letter; and have reviewed the Town of Parsonsfield Land Use and Development Ordinances (LUO) Article II, Section 6, Paragraph A, Items 1 and 3 to back up that decision. Andy Yale seconded the motion. Motion carried with all in favor.

The additional five parking spaces requested are on the survey site plan submitted by surveyor Michael Lalonde for applicant Roger Moreau

V. New Business

None

VII. Open to Public Questions

- a. Roger Moreau asked the Board to let his attorney speak. Jill Cramer asked the Board to sign the site plan that they just approved.
- b. David Silk thanked the Board for their time and the explanation behind their decision. Mr. Silk asked that the Board review the packet that he submitted prior to the meeting.

VIII. Schedule Workshop for Wednesday, April 6, 2022

Secretary Desirae Lyle may not be available for the workshop, Allen Jackson will be out of town until the end of April, and Andy Yale will not be available for the workshop. Aaron Boguen made a motion to not hold a workshop on April 6, 2022. Andy Yale seconded the motion. Motion carried with all in favor.

IX. Adjournment

Aaron Boguen made a motion to adjourn at 6:24 p.m. Andy Yale seconded the motion. Motion carried with all in favor.

Respectfully Submitted,



**Desirae Lyle
PPB Secretary**

Approved by the Board at the May 18, 2022 Meeting.



Allen Jackson, Chair