

Parsonsfield Planning Board Meeting
Tuesday, June 19, 2018
Minutes (DRAFT)

Planning Board Members in Attendance: Justin Espinosa, Nate Stacey, Rick Sullivan

Absent: Will Ryan, Andrew Yale

CEO David Bower in Attendance

Also in Attendance: Gerard Clifford, Corey Lane, Jeffrey Wright, Caroline Chute, Michael Chute, and Dan Hennessey

From Watson Woods: Ralph Austin, Tom Greer

Justin Espinosa called meeting to order at 7:07 pm

May minutes Reviewed and Approved

Mr. Stacey made a motion to accept the minutes from May 15, 2018. The minutes were unanimously approved.

Discussion of Chair position

Mr. Carl Nance was unappointed by the Selectboard under Executive Session at a June Selectboard meeting. Mr. Sullivan made a motion to nominate Mr. Espinosa as Chair. Mr. Stacey seconded this motion. All were in favor. Mr. Espinosa made a motion to elect Mr. Stacey as Vice Chair. Mr. Sullivan seconded this motion. All were in favor. Mr. Yale will set up a time to meet with the Selectboard and they will appoint him an active Planning Board member. Thelma Lavoie has expressed an interest as being an alternate.

Watson Woods: Application for Preliminary Subdivision:

Tom Greer feels this application is complete and the next step would be a public hearing. New application proposes 8 lots along route 160. All have test pits. MDOT driveway permits included in packet. There is a 50-foot buffer along the road. Traffic narrative also included. Seventy-seven trips per day for the 8 lots. Mr. Greer went over checklist. C1.4 High intensity soil survey Class A.

Mr. Espinosa asked Mr. Greer to clarify which Class Soil Survey was done. He directed Board to Section 6 of the packet. Mr. Sullivan asked Mr. Greer to please provide a report stating clearly which class was performed. Mr. Greer said he would be glad to provide this document.

Mr. Espinosa expressed his concern that it is unclear what soil survey was done. Requested soil survey to be tightened up. Mr. Greer stated that Mark Hampton will attend next meeting.

Mr. Greer explained maps labeled Zone Information C1.1, Erosion Control Notes C1.2, Slope Plan C1.3, Existing Condition Plan C1.4, Drainage Analysis Plan D1.0, Boundary Map.

Mr. Sullivan asked Mr. Greer to clarify the concern regarding the discrepancy that the maps are off. Mr. Greer stated that it is the Town Tax Maps that are off, not the surveyed map for this project.

Ms. Lane: Could David look at the tax map to see if it is the tax map that is off? David said he will clarify.

Concerns regarding map discrepancy were discussed. Land survey dated 4/26 is slightly off from tax maps. Mr. Bower, CEO, stated what is critical is that the abutters are clearly notified.

Mr. Sullivan spoke on behalf of Jeff Wright – Concern regarding 50-foot buffer. This is something to ask consultant about.

Mr. Stacey: Would Mr. Wadsworth be willing to replant the 50-foot buffer? Mr. Greer said he would be open to discussing this.

Mr. Espinosa encouraged Mr. Wright to bring this up with the Selectboard. Mr. Bower is in the process of investigating this with legal counsel.

Mr. Espinosa opened up to questions:

Mr. Anderson: 1) Question re trips in/out of each lot. He stated Hussey Rd is the shortest way to town. Mr. Greer stated they did not do a distribution study. 2) Mr. Wadsworth assured us they were selling individual lots. Mr. Greer stated one buyer was interested in buying several lots to build cabins.

Mr. Clifford: Vegetation over 24 inches should be demonstrated on proposal; this is not included. He feels it is off by ¼ mile. They submitted a Storm Water Management *Report*. They were supposed to submit a *Plan*. He feels a section of the map should be designated Farm and Forest?

Mr. Espinosa will consult our advisor.

Mr. Hennessey stated he feels it will have an adverse effect on the town. Is the town going to widen and pave the remaining road?

Mr. Espinosa: The Board will consult Road Commissioner regarding this concern.

Ms. Lane: Advises that the remaining 24-inch trees be marked and protected.

Mr. Espinosa informed the applicant that the application will not be considered complete or incomplete at this time.

Mr. Anderson feels Road Commissioner should not be the one to consult as he is an ex-employee.

Mr. Espinosa: The Board will consult our advisor.

Mr. Chute: Concern about street lights. The Board appreciated this insight and will take this into consideration.

Ms. Lane: Please confirm setback.

A member of the audience requested the Board to travel Hussey Road themselves. He feels Hussey Rd cannot handle that amount of traffic (77 trips a day).

Mr. Espinosa: The Board will consolidate any questions and submit to consultants. Mr. Espinosa will construct a letter and will share it. He will send to Selectboard the name of a consultant. When a good meeting time has been established, we can hold a special meeting with them. Mr. Bower stated it has to be posted in the Shopping Guide twice. It was requested that a copy of questions be sent to the lawyer.

Mr. Greer said he will provide a map showing 24-inch trees. Mr. Greer will let us go to a consultant first, and then he will provide us with a map showing 24-inch trees.

Mr. Bower advised the Planning Board to decide which consultant they are going with, get a cost amount. The applicant has money left in escrow; ask the applicant if they will make up the difference if the expenses exceed this amount.

Board discussed lawyer list and Mr. Espinosa felt choosing a lawyer within 30 miles from the town office would be a good idea; Sanford first, then Saco, etc.

Mr. Anderson felt Board should expand their search to avoid conflict of interest.

Mr. Bower advised Board to ask appropriate questions. Is there any conflict of interest.

Mr. Stacey will make the phone calls to lawyers: Sanford, Saco, Biddeford, Kennebunk, Lewiston.

Additional Discussion: The Planning Board should think about initiatives, improvements to the Planning Board Ordinance and Bylaws. Are there any sections of the Land Use and Develop Ordinance that could be improved on? Mr. Espinosa is interested in a Food Sovereignty Ordinance. Mr. Sullivan will work on Large Water Extraction Plan. Mr. Stacey is interested in the business of a tasting room, or brewery-type business.

Mr. Espinosa suggested the Board hold a workshop/meeting with MMA and Small Business Administration to discuss our Ordinances and how can we improve as a township.

Ms. Chute advised the Board to be clear on what a “small business” means as far as employee numbers.

Mr. Bower will provide the Board with the Large Water Extraction Plan Ordinance.

Mr. Stacey made a motion to adjourn the meeting, seconded by Mr. Espinosa, all in favor.

The meeting adjourned at 9:07 pm.

Approved:_____

Date:_____