

Parsonsfield Planning Board
634 North Rd Parsonsfield, ME
Tuesday, February 18th, 2020
Minutes

Monthly Meeting

In Attendance: Rick Sullivan (Chair), Brendan Adelman, Clifford Krolick (Alternate)
Absent: Gerard Clifford (Alternate), Andy Yale, Nate Stacey (Vice Chair), Thelma Lavoie

Also, In Attendance: Lindsay Gagne, Harvey Macomber, Jeff Wright, Colleen Allard, William Armington

Mr. Sullivan Calls the meeting to order at 7:00pm. Completes a roll call of attending members. The board has a quorum of 3 members.

Review January 21st Meeting Minutes

Mr. Sullivan Makes a motion to accept the minutes as they are written

Mr. Adelman Seconds the motion

The motion passes. Vote 3-0

Review February 4th Public Hearing Minutes

Mr. Sullivan Makes a motion to accept the minutes as they are written

Mr. Adelman Seconds the motion

The motion passes. Vote 3-0

Site Plan Review, William Armington MapU02 / Lot#22-A

Mr. Sullivan States they need to determine their jurisdiction with this application. He believes this came before the board for the reason there are some farm animals and the property is located in the Village Residential District.

Mr. Armington States the CEO advised him to go to the planning board for the use of his farm. He currently has a horse, donkey and some goats. He's lived on the property for about two years now and within the first year there was some issues regarding his animals that came up, but he has since worked to resolve it with the neighbors.

Mr. Adelman States this might fall under "barns and stables" in the table of permissible uses as barns is defined as sheltering livestock, which in the Village Residential area does require a site plan review. Suggests the board may need to discuss it in more detail with the CEO.

Mr. Armington States he built his barn with the intent of housing his horse and donkey and had been issued a building permit from the prior CEO.

Mr. Sullivan Suggests tabling this application until they can get the CEO involved. They will need a more detailed sketch plan of where the structures are located with setbacks and dimensions included. He makes a motion to table this application to the next meeting scheduled for March 17th, 2020 at 7:00pm.

Mr. Adelman Seconds the motion

The motion passes. Vote: 3-0

Site Plan Review, Colleen Allard MapU04 / Lot#38

Mr. Sullivan States the CEO had mentioned the structure extends into the ten-foot side setback, making it non-conforming, but other than that the application appears to be complete. He makes a motion to accept the application as complete.

Mr. Adelman Seconds the motion

The motion passes. Vote: 3-0

Site Plan Review, Terry Maguire, Map U12 / Lot#1

Mr. Krolick States he understands they want to screen in the back deck and also install a septic tank based off the documents provided.

Mr. Adelman States that's not part of the application but there is map that shows where all the existing structures are located to meet requirements for submitting the application.

Mr. Krolick His concern is where the property line seems to stop at the front of the house, while the rear is only a few feet from the water.

Mr. Adelman States with non-conforming structures there can be up to a 30% increase of the building. It's possible the overhang may not extend past the railing.

Mr. Sullivan Makes a motion to accept the application as complete

Mr. Adelman Seconds the motion

The motion passes. Vote 2-1 (Mr. Sullivan and Mr. Adelman: In favor/ Mr. Krolick: Opposed.)

Discussion from prior public hearings

Mr. Sullivan Makes a motion to accept the draft Warrant Article #2 for the local food sovereignty ordinance as it is.

Mr. Adelman Seconds the motion.

The motion passes. Vote: 3-0

Ms. Gagne Explains MMA (Maine Municipal Association) clarified in an email the board would need to draft a separate moratorium ordinance making the opt in a 2-part vote, in which one or the other could get a different vote. This would need to involve the town attorney to create a moratorium ordinance. MMA also suggested another option could be using an effective date rather than a moratorium. The effective date would be a solid date, and if voted to opt in anything in that opt in would be prohibited until that effective date. The board could still draft ordinances prior to the effective date.

Mr. Krolick Asks if we do nothing then would it default to just state laws.

Ms. Gagne Explains until the town has a vote, it will remain prohibited. If the town were to just opt in with no ordinance, then it would default to state law until the town enacts an ordinance. In that case, anything that is established before a town enacts an ordinance would be grandfathered.

Mr. Sullivan Is not opposed to doing a moratorium but suggests getting more input from the rest of the board.

Mr. Adelman Suggests opting in with an effective date but to be reasonable on the time frame.

Mr. Adelman Makes a motion to dismiss the draft warrant article as it is and table the item to the next meeting scheduled for March 17th, 2020

Mr. Sullivan Seconds the motion

The motion passes. Vote 3-0

Other Business

Ms. Gagne Suggests changing the notice ad to advertise the monthly meeting on the 3rd Tuesday of the month with an alternate date if cancellation occurs to move to the first Tuesday of the following month. Rolling workshops would stay the same and only held if they are necessary where details would be posted on the website. The board agrees.

Mr. Krolick Asks to address an issue with a planning board member not able to attend the meetings

Mr. Sullivan States the board can add this to the agenda for the next meeting.

Mr. Sullivan Makes a motion to adjourn

Mr. Adelman Seconds the motion

The motion passes. Vote: 3-0

The meeting is adjourned at 7:47pm

Draft completed by: Lindsay Gagne

Approved by board, Date: _____

Planning Board Chair or acting Chair
-Name & Signature