

**MINUTES
TOWN OF SEBAGO
PLANNING BOARD MINUTES
7:00 PM
Tuesday, May 21, 2019
TOWN OFFICE BUILDING**

I. Call to Order

Tina Vanasse called the meeting to order at 7:02 p.m.

Present: Jim Jansz, Dick Perry, Tina Vanasse, Code Enforcement Officer Brandon Woolley, Recorder Desirae Bachelder.

Absent: Andrew Plummer, Paul White

Guests present: George Sawyer of Sawyer Engineering, Mary & James Ernst

II. Correspondence

Desirae Bachelder reported that included in the Board member's meeting packets was a copy of a letter from the Board of Selectmen addressed to David McCarthy, acknowledging Mr. McCarthy's concerns about the Planning Boards handling of a recent project. This letter will be included in the Planning Board Meeting Minutes file.

III. Open to Public Questions

There were none.

IV. Review of Minutes (April 9, 2018)

Jim Jansz made a motion to approve the minutes from April 9, 2019 as presented. It was seconded by Dick Perry. Motion carried with all in favor.

V. Old Business

None

a. CEO Updates

Nothing reported.

b. Goal Setting Items

1. Voting Matrix (finalizing process)

The Board briefly discussed using the Voting Matrix in future projects.

2. Review of Application Processing Documents

Nothing reported.

VI. New Business – None

a. Subdivision Plan Review – Amendments to Current Subdivision Plan – (Property owned by Bluestone Capital, LLC) – Map 9, Lot 21

George Sawyer from Sawyer Engineering explained the reason for this request from his clients, Bluestone Capital, LLC. He submitted a reduced version of the plan that has been updated since the submission on March 14, 2019. The plan was originally approved in January or February of 2017. The road (Stoney Crest Way) was originally 1,200 feet long because that was what was allowable per the ordinances. Shortly after the plan was approved the ordinance was changed to allow a dead end road to be 1,500 feet. The owner is proposing to create lot 6C, which is being split from the original lot 6A. The owner would also like to move the property line between lots 7A and 7B to allow more room between the existing building on lot 7A and the property line. The third request is to extend the road from 1,200 feet to the allowed 1,500 feet. The road has been constructed to the 1,200 foot mark and construction would continue for the next 300 feet using the same criteria as the first 1,200 feet. The extra 300 hundred feet allows for better service to the existing lots and allows the proposed lot 6C to be built with the proper frontage. The road is not intended to become at any time a Town road.

Brandon offered some history on the project, and explained that the original subdivision plan was approved ten or twelve years ago. There was a change in ownership and the new owners came back before the Board to amend the original plan to allow for more lots to be added to the plan. By extending the road 300 feet there is enough road frontage to allow one more lot to be added to the plan. If this plan is approved there will be five available lots.

Dick Perry made a motion to approve the plan to extend the road (Stoney Crest Way) from 1,200 feet to 1,500 feet, add lot 6C and change the lot line between lots 7A and 7B. It was seconded by Jim Jansz. Motion carried with all in favor.

Mr. Sawyer will bring a Mylar of the plan to the Town Office for the Board members to sign.

b. Site Plan Review – Proposed Use of Property is an Event Venue – (Property owned by Mary and James Ernst) – (72 Shore Rd) – Map 21, Lot 26

Tina Vanasse asked how many overnight guests can be accommodated at the location. Mrs. Ernst explained that they can accommodate up to 24 guests but they limit the accommodations to 18 guests. Mrs. Ernst feels that she could

accommodate up to 100 people for a wedding, but would like to keep events small and intimate averaging 80 guests. Tina asked if Mrs. Ernst had experience with event planning: Mrs. Ernst has 30 years of experience in event planning. Port-a-toilets were discussed for events and depending on the number of guests there could be four or six brought in. Mrs. Ernst would like the port-a-toilets on the side of the house furthest from the event; she explained that there would be a fence between the port-a-toilets and the next property.

The Board discussed major versus minor site plans. Brandon explained that there is nothing in the Land Use tables that describes an event venue, but in the Shoreland Zoning Ordinance use tables as a "home occupation" this would need to be reviewed by the Planning Board. The plan is for Mr. and Mrs. Ernst to move into the property after they finish renovating the property for year round living. Brandon explained that there are many seasonal rentals in Town that are not required to come before the Board. Parking was discussed; Mrs. Ernst stated that she had spoken with the Sebago Elementary School principal Kirsten Goff about parking, since parking is limited on Shore Road.

Jim Jansz made a motion to schedule a Site Walk on June 1, 2019 at 8:00 am. It was seconded by Dick Perry. Motion carried with all in favor.

Dick Perry made a motion to schedule a Public Hearing for the June 11, 2019 Planning Board meeting. It was seconded by Jim Jansz. Motion carried with all in favor.

VII. Adjournment

Dick Perry made a motion to adjourn at 8:06 p.m. It was seconded by Jim Jansz. Motion carried with all in favor.

Respectfully Submitted,



Desirae Bachelder
Administrative Assistant/Deputy Clerk