

**MINUTES  
TOWN OF SEBAGO  
PLANNING BOARD MINUTES  
7:00 PM  
Tuesday, July 9, 2019  
TOWN OFFICE BUILDING**

**I. Call to Order**

Paul White called the meeting to order at 7:00 p.m.

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

Guests present: George Sawyer of Sawyer Engineering, Donelle & June Allen, Alan Munroe

**II. Correspondence**

Desirae Lyle reported that the following correspondence was distributed to the Board in their meeting information packets prior to this meeting

1. A copy of a letter dated June 19, 2019 from George Sawyer, PLS of Sawyer Engineering & Surveying, Inc. This letter was to advise the Town of Sebago that the signed Plan of "Revised Subdivision Plan for Bluestone Capital" was recorded at the Cumberland County Registry of Deeds in Plan Book 219 on Page 235 on June 19, 2019. The original copy of this letter will be included in the Planning Board file for this approved subdivision project.
2. A copy of a letter received June 19, 2019 from Raymond Stickles regarding the proposed project discussed previously at the June 11, 2019 meeting. (Site Plan Review – Property owned by Mary and James Ernst – Map 21, Lot 26). The original copy of this letter will be included in the Planning Board file for this project.
3. A copy of a letter dated June 17, 2019 from Charles and Karen Frechette regarding the proposed project discussed previously at the June 11, 2019 meeting. (Site Plan Review – Property owned by Mary and James Ernst – Map 21, Lot 26). The original copy of this letter will be included in the Planning Board file for this project.

**III. Open to Public Questions**

There were none.

**IV. Review of Minutes (June 11, 2019)**

There were no minutes available to approve at this time.

## **V. Old Business**

None

### **a. CEO Updates**

Nothing reported.

### **b. Goal Setting Items**

#### **1. Review of Application Processing Documents**

Nothing reported.

## **VI. New Business**

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

George Sawyer explained that the incorrect revised subdivision plan has been recorded at the Cumberland County Registry of Deeds. The Board approved the revised subdivision plan at the May 21, 2019 Planning Board meeting. The incorrect plan did not show the property line between lots 7A and 7B being moved to allow more room between the existing building on 7A and the property line. Mr. Sawyer is looking for the Boards approval to rerecord the correct plan.

Paul White and Andrew Plummer decided to abstain from voting as they were not present at the original meeting when this revision was voted on and approved.

Tina Vanasse made a motion to accept the amended subdivision plan. It was seconded by Dick Perry. Motion carried with three in favor, two abstained.

The Board signed the correct Mylar copy that will be recorded at the Cumberland County Registry of Deeds.

## **VII. Miscellaneous Items**

- a. There was some discussion concerning the Zoning Board of Appeals Decision at the June 26, 2019 meeting. The Appeals Board found fault with the Planning Boards procedure and application of Section 7 of the Land Use Ordinance. Desirae Lyle was asked to read the final motion from the Appeals Board. Desirae read from her notes the motion made by Bruce Hart; "Motion to vacate the Planning Board decision in full and order the applicant's application be denied due to improper procedure and application of Sebago Land Use Ordinance Section 7." The motion was seconded by David Welch and carried with three in favor two abstained. Mr. York will be able to resubmit his application to the Planning Board. The Board determined that further discussion concerning this project would wait until an application is submitted.

- b. Dick Perry asked about a Maine Municipal Association Planning and Appeals Board Workshop taking place in Bethel later this month. Desirae will look into this and let the Board know when the meeting is so that any Board members who wish to attend are signed up.

### **VIII. Adjournment**

Dick Perry made a motion to adjourn at 7:22 p.m. It was seconded by Tina Vanasse. Motion carried with all in favor.

**Respectfully Submitted,**

A handwritten signature in cursive script, appearing to read "Desirae Lyle".

**Desirae Lyle**  
**Administrative Assistant/Deputy Clerk**