

**MINUTES  
TOWN OF SEBAGO  
PLANNING BOARD MINUTES  
7:00 PM  
Tuesday, October 13, 2020  
TOWN OFFICE BUILDING**

**I. Call to Order**

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

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

Absent: Dick Perry

Guests Present: Michael and Melanie Bouffard

**II. Correspondence**

None

**III. Open to Public Questions**

None

**IV. Review of Minutes (September 8, 2020)  
(NOTE: No meeting was held in the month of August 2020)**

Tina Vanasse made a motion to approve the September 8, 2020 meeting minutes as presented. It was seconded by Andrew Plummer. Motion carried with all in favor.

**V. Old Business**

None

**a. CEO Updates**

None

**b. Goal Setting Items**

**1. Review of Application Processing Documents**

None

**VI. New Business**

**a. Site Plan Review – Expansion of Use – Applicant is Michael Bouffard - (Property owned by Lionel Bouffard) Map 18, Lot 70**

Brandon Woolley explained that Mr. Bouffard would like an expansion of use for his garage. He would like to build a studio apartment above the existing garage either to rent or for visiting family members. Mr. Bouffard has been in contact with an engineer and site evaluator, he has two options: a pretreatment system or an expanded system. Jerry Anderson of Anderson Septic Services will be installing a new system by the end of the month. Because Mr. Bouffard does not have the room to expand his leach field he is having an ATU unit installed. Mr. Bouffard explained to the best of his knowledge that a new (septic) tank will be placed beside that existing (septic) tank, the studio apartment and one of the cottages would flow into that tank before overflowing into the tank for Mr. Bouffard's house where it will be treated and then released into the leach field. The treatment system is checked every six months to ensure that it is running properly.

Brandon Woolley is satisfied with the plans. There are three dwellings and a garage on this lot. This expansion has no impact on the setbacks because the garage is an existing structure. Mr. Bouffard will need to get permits from the Town and State then contact Portland Water District and obtain permits from them as well.

The system is currently designed to handle six bedrooms. Bud Harris is the designer and explained to Mr. Bouffard that with an ATU unit you can gain fifty percent of your leach field. Brandon suggested that approval for this project should have a condition that the system be inspected annually.

Tina Vanasse made it clear that her position as a Planning Board member will come before friendship with Mr. Bouffard. Tina is not an abutter. Tina's concern is that Mr. Bouffard rented the studio this summer before coming before the Board. Mr. Bouffard apologized and explained that he was unaware that he needed approval from the Board. Mr. Bouffard has units in Old Orchard Beach and they do things a little differently. He understands that he should have researched things more.

Desirae Lyle confirmed that all fees have been paid to date. Brandon Woolley confirmed that the application is complete.

The Board discussed holding a site walk. Andrew Plummer made a motion to not hold a site walk for this project. It was seconded by Jim Jansz.

The Board discussed holding a Public Hearing; the members agreed that because of the property location a Public Hearing needs to be held. Paul White made a motion to hold a Public Hearing at the next Planning Board meeting. It was seconded by Andrew Plummer. Motion carried with all in favor. Desirae Lyle suggested holding the meeting at the Town Hall in case there is a big turnout. The Board agreed and Desirae will make the necessary preparations.

Paul White made a motion to accept the application as complete. It was seconded by Tina Vanasse. Motion carried with all in favor.

## **VII. Adjournment**

Jim Jansz made a motion to adjourn at 7:05 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**