

**MINUTES  
TOWN OF SEBAGO  
PLANNING BOARD MINUTES  
7:00 PM  
Tuesday, March 9, 2021  
TOWN OFFICE BUILDING**

**I. Call to Order**

Paul White called the meeting to order at 6:58p.m.

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

Guests: Nate York

**II. Correspondence**

None

**III. Open to Public Questions**

None

**IV. Review of Minutes (January 12, 2021)**

Tina Vanasse made a motion to approve the January 12, 2021 meeting minutes as presented. It was seconded by Jim Jansz. Motion carried with all in favor.

**V. Old Business**

**a. CEO Updates**

None

**b. Goal Setting Items**

None

**VI. New Business**

**a. Site Plan Review Pre-application meeting – Nate & Adele York – Map 4, Lots 6, 8A & 8B – Guest Cabin Proposal**

Brandon Woolley reminded the Board that this is a pre-application meeting there is no application before the Board at this time. The applicant is looking for input from the Board as to what he needs to include with his Site Plan Review Application. Nate York

is proposing six (6) cabins, three (3) to start with an additional three (3) to be constructed within a year or two (2). Mr. York submitted a sketch of the proposed location for each cabin. (NOTE: This sketch will be included with the Planning Board file for this project.) Each cabin will be approximately 450 square feet, thirty (30) feet by fifteen (15) feet. Mr. York explained that the left hand lot line is the (Northwest) river.

The Board would like a GPS survey of the entire lot and a more detailed depiction of the location of the cabins in relation to the lots owned by Mr. York and any other buildings on the properties. The Board would like to see the amount of distance between the cabin and the road and property lines. Mr. York noted that all of the cabins will be located within lots 8A and 8B (one (1) cabin on lot 8A and the rest on lot 8B). Cabin 3 on the sketch provided is already on the property, currently being used for storage and office space. Mr. York is planning to have the cabins winterized, seasonal use will depend on business. He has an engineer working on the septic design, he is hoping to have a shared well and septic system for all six (6) cabins. Mr. York is hoping with Planning Board approval to have the first three (3) cabins operational in July.

The Board reviewed Land Use Ordinance Section 7, Subsection C: *Projects subject to site plan review shall be divided into two (2) classes, minor developments and major developments. Minor developments shall include those projects involving the construction or addition of less than five thousand (5,000) square feet of gross non-residential floor area, projects involving the installation of less than five thousand (5,000) square feet of impervious surfaces, projects involving the creation of less than five (5) dwelling units, projects involving the conversion of existing buildings or structures from one use to another use that requires site plan approval.* Mr. York is proposing six (6) cabins each approximately four hundred and fifty (450) square feet, the proposed project would be less than five thousand (5,000) square feet. Any requirements for a minor development will need to be included with his application.

Brandon explained that the project, once approved, needs to be started within six (6) months and completed within two (2) years, that is, part of the project needs to be completed within two (2) years. Mr. York will be asking for approval for six (6) cabins, he will start building three (3) and as long as at least one (1) cabin is completed within two (2) years he will not need to come back before the Board unless he intends to add more than six (6) cabins.

The Board discussed whether or not the project is a minor or major development. Desirae Lyle suggested making a motion. Brandon agreed that the Board should make a determination for the applicant.

Andrew Plummer made a motion that this will be a minor development due to the fact that the project will be under five thousand (5,000) square feet. The motion was seconded by Tina Vanasse. Motion carried with all in favor.

The Board suggested that Mr. York confer with Brandon. Brandon noted that he has the authority to extend the time frame of building permits in case Mr. York runs into any issues.

## **VII. Adjournment**

Andrew Plummer made a motion to adjourn at 7:35 p.m. It was seconded by Jim Jansz. Motion carried with all in favor.

**Respectfully Submitted,**

A handwritten signature in cursive script, reading "Desirae Lyle".

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