

**MINUTES
TOWN OF SEBAGO
PLANNING BOARD MINUTES
7:00 PM
Tuesday, January 12, 2021
TOWN OFFICE BUILDING**

I. Call to Order

Paul White called the meeting to order at 7:02p.m.

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

Absent: Jim Jansz, Dick Perry

II. Correspondence

None

III. Open to Public Questions

None

IV. Review of Minutes (December 8, 2020)

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

V. Old Business

a. Continued Site Plan Review – Daniel & Mackenzie Bowe – Map 4, Lot 14

The Board took a few minutes to review the minutes from November and December 2018 when the Bowe's were last before the Board regarding this project. The application for the wedding venue was approved at the December 11, 2018 meeting, however the Bowe's asked to come back before the Board at a later date to address the cabins.

Dan Bowe explained that this application is for the cabins that were mentioned at the November and December 2018 meetings. There are ten (10) cabins proposed with an added boardwalk, and well house. The cabins will be for seasonal use with the wedding venue, but the cabins are designed to be insulated so that they can potentially be used for year round use.

Brandon Woolley confirmed that this is an allowed use and was reviewed in length at the previous meetings. The subsurface systems, site evaluations, soils tests and designs have been filed.

Andrew Plummer asked what the dimensions of the cabins will be. Mr. Bowe replied that the first row of cabins will be 14 feet by 36 feet and second row will be 14 feet by 40 feet. They are prebuilt cabins that will sit on a foot of gravel and 8 inch by 8 inch skids.

Desirae Lyle confirmed that all fees have been paid to date. Brandon Woolley confirmed that the application is complete, and no changes have been made to the site since Mr. & Mrs. Bowe were before the Board in 2018.

Andrew Plummer voiced concerns about vehicles driving up the road to the cabins and the possibility of property damage. Mr. and Mrs. Bowe assured the Board that they are very strict when it comes to alcohol being served at an event, and vehicles would be parked in the existing parking lot, not at the cabins. Mr. Bowe stated that the addition of the cabins allows for fifty (50) to sixty (60) maybe even seventy (70) people to stay on the property, which is almost the entire guest list at a wedding they would hold, eliminating the need for guests to drive all over Sebago. Mrs. Bowe also noted that they require a bartender for any event.

Tina Vanasse asked about the swim pond. Mr. Bowe stated that this will be a natural pool in front of the boardwalk and next to the well house. There will not be any chemicals or chlorine of any kind. Andrew asked if the Bowe's will be expanding any more or if this is it. Mr. Bowe confirmed that this is it "The whole dream realized".

The Board discussed if the approval from the December 2018 meeting included the cabins or if Mr. and Mrs. Bowe need to go through the public hearing process. Mr. Bowe would like to be able to move forward now, he has contractors lined up to start the site work for the cabins. Brandon mentioned that there were three public hearings at the December 11, 2018, Mr. & Mrs. Bowe presented the project in its entirety and there were members of the public present. The cabins were discussed at both the November 13, 2018 and the December 11, 2018 meetings. Brandon's opinion is that the Board met the requirement for a public hearing at the December 11, 2018 meeting. The project was approved, and this is a minor improvement. Tina Vanasse felt that the Bowe's were up front about the project and that the Board approved what was before them which included the seconded phase of adding the cabins.

Brandon Woolley referenced Land Use Ordinance Section 6. H. COMMENCEMENT AND COMPLETION OF WORK:

Construction and alteration activities for which approval has been granted under this Ordinance shall commence within six (6) months of the date of permit issuance and shall be completed within twenty-four (24) months of the date of permit issuance.

Therefore, the Bowe's have come back before the Board. They knew they would not be able to complete the cabins within the two year window but wanted to start using the event venue. So, they withdrew the cabins from the original approval with the understanding that they would be back for approval for the cabins. Andrew Plummer stated that he felt that all the questions concerning the cabins were asked at the November 2018 meeting, and the requirement for a public hearing was fulfilled at the December 2018 meeting.

Paul White made a motion that no site walk is needed. The motion was seconded by Tina Vanasse. Motion carried with all in favor.

Paul White made a motion that no public hearing is needed. The motion was seconded by Tina Vanasse. Motion carried with all in favor.

Andrew Plummer made a motion to approve the project as presented and allow Mr. & Mrs. Bowe to move forward with the construction. The motion was seconded by Tina Vanasse. Motion carried with all in favor.

a. CEO Updates

None

b. Goal Setting Items

1. Review of Application Processing Documents

None

VI. New Business

a. Site Plan Review Pre-application meeting – Wendy Aronsson & Adam Nappi – Map 8, Lot 17

Ms. Aronsson explained that she is under contract with Robert Libby of North Country Land, Inc. to purchase Map 8, Lot 17. She is proposing to have a wellness retreat center with a yurt, deck, tent sites and a bath house. They are planning to fix the road and start with the forty (40) foot by thirty (30) yurt and maybe a forty (40) by sixty (60) platform building beside that. They are planning to offer weeklong retreats as well as yoga or meditation classes throughout the week. They would like to eventually have glamping (glamorous camping) tents. There will be a bath house as well and parking will be in a grassed field, no pavement. Everything would be available for rental, retreats or Air B&B. Ms. Aronsson and her partner would also like to build a house at the top of the property and have every aspect of the venue be off the grid i.e., solar powered. Ms. Aronsson did note that this project will take a few years to complete.

Branson Woolley explained that this is a pre-application meeting for Ms. Aronsson to get some feedback from the Board on what they might require her to produce for a Site Plan Review Application. This is going to be a long term project that will not be

completed in six (6) to twelve (12) months. Ms. Aronsson stated that they would like to get the road fixed and the well dug this year.

Brandon asked the Board to determine if this will be a minor or major development. Ms. Aronsson expressed that she would like to have at least six (6) sixteen (16) foot by sixteen (16) foot bell tents available for the first season. Brandon advised that a campground type venue would be considered a major development which does not change the project just the requirements. Brandon explained that the total gallonage needed for the proposed events, the cabins and campsites would not add up to the gallonage that the well or septic would require a groundwater plan. Brandon also suggested a topographical map with five (5) foot intervals instead of the normal two (2) foot intervals as parts of the property are quite steep.

Tina Vanasse asked what road requirements are needed. The Board will need to determine this as part of the application process. Right now, there is a road in from Kimball Corner Road and a road in from Folly Road, both could be developed. The Board will need to know the layout of the roads and any proposed upgrades. A septic design for the bath house will be needed. A map of the property with the layout of the campsites and such will be needed with the application as well.

Tina Vanasse asked Ms. Aronsson to provide the Board with a year by year or step by step plan of what they would like to do to the property. Brandon Woolley asked the Board to provide feedback on the level of detail for the survey, the property is roughly three hundred (300) acres with approximately thirty (30) to forty (40) acres being developed. Paul White agreed that the entire lot will need to be identified but the proposed area of development will need to be more detailed. The road will be designed as a private gravel road, Brandon would recommend that the road be thirty (30) foot wide. The applicant will not be removing the topsoil to create a parking lot they are proposing a grassed parking area; therefore, an erosion control plan is not needed. The Board is looking forward to Ms. Aronsson's application.

VII. Adjournment

Tina Vanasse made a motion to adjourn at 8:16 p.m. It was seconded by Andrew Plummer. Motion carried with all in favor.

Respectfully Submitted,



Desirae Lyle
Administrative Assistant/Deputy Clerk