

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

I. Call to Order

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

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

Guest Present: Mark Curtis, Shawn Frank-Engineer with Sebago Technics, Darin & Tom Shaw, Phil Strike, Tina Libby-Hook, Philip Hook, Pamela Golder, Marjorie Jansz, Shawn & Carmen Leighton, Alan Munroe, Barry Jordan, Michael & Linda Boody, Linc Douglass, Janice Johnson, Ryan Anderson, John Clancy, Charles Frechette, Deborah Howard, Marcella Laliberte, Eric Shute, Patricia Taylor, Adele & Nate York, Of Baldwin – Ed & Louise Dwyer, Matt Sanborn, Dale Minor, Kevin & Sandra Miner, Deborah Peabody

II. Public Hearing Site Plan Review – Gorham Sand & Gravel – Map 2, Lot 9 – Land Lot – Proposed Use is Gravel Quarry

Shawn Frank introduced himself and explained a little about the project.

Mark Curtis offered his card to anyone that wanted one and stated that he is available to answer questions at any time.

Many concerns were raised throughout the public hearing, such as: real estate value, damage to abutting house due to blasting, well monitoring, noise coming from back up alarms, noise levels in general, rock crushers and blasting, wildlife habitats, operating hours, watershed, land restoration, and dust control. Mr. Curtis, Mr. Frank and the Mr. Shaw's answered as many questions as possible and stated that they would look into anything that wasn't answered tonight.

Paul White closed the public hearing at 8:30 p.m.

III. Correspondence

Desirae Lyle advised the Board that Paul White who was absent from the last meeting held on September 14, 2021, and Carolyn Calarese who was absent from the August 10, 2021 September 14, 2021 meetings has reviewed the minutes from those meeting and listened to the recording or watched the video of the proceedings. They have completed the "Member's Affidavit Regarding Missed Planning Board Meetings" attesting to this fact and will therefore be allowed to participate in the approval process for tonight's agenda items.

The original copy of these affidavits will be filed in the official Planning Board Meeting Minutes file. A copy will also be filed in the Planning Board files for the proposed project.

IV. Open to Public Questions

None. Many members of the public left at this time.

Guests remaining: Mark Curtis, Shawn Frank-Engineer with Sebago Technics, Darin & Tom Shaw, Phil Strike, Marjorie Jansz, Deborah Howard, Ryan Anderson, Charles Frechette, Adele & Nate York, of Baldwin: matt Sanborn, Deborah Peabody,

V. Review of Minutes (September 14, 2021)

Tina Vanasse made a motion to approve the September 14, 2021, meeting minutes as amended. It was seconded by Jim Jansz. Motion carried with all in favor.

VI. Old Business

a. Site Plan Review – Gorham Sand & Gravel – Map 2, Lot 9 – Land Lot – Proposed Use is Gravel Quarry

Paul White asked that a copy of the Department of Environmental (DEP) notification be given to the Board. The Board asked that ground water, drainage, line of sight, impact of real estate values, traffic impact, and sound tests be addressed at the next meeting. Mark Curtis asked if a statement for a qualified noise expert would be sufficient and offered to bring in a white noise backup alarm to the next meeting. Paul mentioned that the blasting is a concern. Shawn Frank noted that the DEP has standards and regulations that he will include in the additional submissions. Paul mentioned the water used for the misting of the crusher and a potential area that the water would pool; this area will need to be depicted on the plans. The bond value will need to be determined. If fuel is stored on the property that will need to be addressed, Mr. Frank noted that DEP has regulations for that as well. Paul mentioned that the Board should note any conditions that may need to be placed on the project. Regarding the bond Mr. Curtis noted that generally they would have the bond for the value of the open land, not the land to be developed, then if more land is opened the bond is increased.

b. CEO Updates

None

c. Goal Setting Items

None

VII. New Business

a. Site Plan Review – Nathaniel York – Map 4, Lot 8A – Land Lot – Proposed Use is for Rental Cabins.

There will be six (6) cabins. Mr. York has been before the Board for a pre-application meeting regarding this project, and is ready to move forward.

Paul White asked Brandon if the application is complete. Brandon confirmed that it is.

Desirae Lyle reported that all fees have been paid to date.

The plan is to be seasonal rentals, not year-round rentals, they will be transient rentals.

Andrew Plummer made a motion to hold a Site Walk on Saturday, October 16, 2021 at 9:00 am. Motion was seconded by Tina Vanasse. Motion carried with all in favor.

Tina Vanasse made a motion to hold a Public Hearing at the next Planning Board meeting Tuesday, November 9, 2021 at 7:00 p.m. Motion was seconded by Jim Jansz. Motion carried with all in favor.

Jim Jansz made a motion that the application is complete. Motion was seconded by Tina Vanasse. Motion carried with all in favor.

VIII. Adjournment

Andrew Plummer made a motion to adjourn at 9:15 p.m. It was seconded by Tina Vanasse. Motion carried with all in favor.

Respectfully Submitted,



**Desirae Lyle
Administrative Assistant/Deputy Clerk
Approved at the November 9, 2021 Meeting**