

**TOWN OF SEBAGO
PLANNING BOARD MINUTES
6:00 PM
Tuesday, May 9, 2023
TOWN OFFICE BUILDING**

The Board held a workshop from 5:30 p.m. to 6:02 p.m. All Board members were present.

Guests Present at the Workshop: None.

I. Call to Order

Paul White called the meeting to order at 6:08 p.m.

Present: David McCarthy, Andrew Plummer, Susan Thuotte, Tina Vanasse, Paul White, Code Enforcement Officer Brandon Woolley, Recorder Keisha Garnett

Guests Present: Rick Nero, Darin Shaw, Phil Lowe, Alan Green, Jacob Anderson, James Anderson, Loretta Greene, Wendy Aronsson, Shannon St. Peter, Fred Harrington, Chrys Nolan, Scott Douglas, Bob and Marcy Laliberte, Maggie Bannon, Carolyn Calarese, Mark Roy, Ryan Anderson, Chris Anderson, Ron Willey, Jackie Beckwith, Philip Strike, Susan Gassett, and Rick Dennen.

II. Correspondence

None.

III. Open to Public Questions

There were no questions at this time.

IV. Review of Minutes

Minutes were incomplete for Board review from the March 28, 2023 and April 11, 2023 Planning Board meetings.

(NOTE: The Board reviewed the following Agenda items out of order due to a publication for the Public Hearings being advertised with a 6:30 p.m. start time and not the 6:00 p.m. start time they were scheduled for. The minutes reflect the order of the agenda. Paul White announced to all in attendance the issue with the publication and that the discussion for each public hearing would begin and then after 6:30 p.m. each public hearing application would be reopened for public hearing discussion to allow any parties that arrived after 6:30 p.m. to be heard.)

Public Hearing #1 – Chris Anderson – Map 9, Lot 25-A – (43 Hawkes Road) – Proposed Home Occupation (Vehicle Detailing)

Paul White confirmed Chris Anderson was present and asked if anyone had any questions or concerns at 6:12 p.m. before he announced that it would again be addressed at 6:30 p.m. At which time no one expressed any interest in speaking.

At 6:42 p.m. Paul White asked if there was anyone that had any questions or concerns regarding the project. No one responded.

Public Hearing #2 - George Anderson & Sons, Inc – Map 14, Lot 24-B1 – (Land Lot on Bridgton Road near Peabody Pond Road) – Proposed Garage and Material Sales Business

Rick Nero expressed concern regarding unregistered and uninspected vehicles at the current George Anderson & Sons garage location. He also questioned if the existing buffer would remain and what could be done if the applicant's plans for the buffer should change in the future. Mark Roy asked what the project entailed. Jacob and Nicholas Anderson explained the project to be the construction of a garage and bins for materials to open a small business geared toward serving local homeowners. Shannon St. Peter asked about the location of the entrance. Jacob and Nicholas showed her on the site plan. At 6:19 p.m. this public hearing was put on hold until after 6:30 p.m. as there were no further questions or comments.

At 6:43 p.m. Paul White asked if there was anyone else that had any questions or concerns regarding the project. No one responded.

V. Old Business

a. Site Plan Review - Chris Anderson – Map 9, Lot 25-A – (43 Hawkes Road) – Proposed Home Occupation (Vehicle Detailing)

Paul White opened up the discussion for the board for the application and Chris Anderson briefly described his request.

Chris Anderson stated he was looking for a change of use for his residence to operate a vehicle detailing home occupation out of his home, to clean a couple of cars a week, no changes to the property, possibly the addition of a small sign.

David McCarthy asked the applicant about drainage, the number of vehicles that he intends to clean, and if he was planning to do engine cleaning. Chris Anderson responded that he had drainage that discharges on top of the ground, and his intent would be a couple cars a week but it could grow. The garage is a couple of years old and it does have a drain.

Tina Vanasse asked about the cleaners to be used. Chris Anderson responded that they would all be environmentally friendly cleaners, the same types of cleaners that any other homeowner would use.

The Board began review of Land Use Ordinance Section 7-H Criteria and Standards 1-18.

- 1. BUFFERS, SCREENING, LANDSCAPING, NATURAL FEATURES** – No changes proposed. Andrew Plummer made a motion of not applicable. Susan Thuotte seconded the motion. (Incomplete vote at this time.)

The Board then moved review to Land Use Ordinance Section 5.13 Home Occupations (c) with the applicant.

- c. All home occupations shall conform to the following conditions:
 - 1. The home occupation shall be carried on wholly within the dwelling or accessory structure.** Chris Anderson stated that the business will be conducted in the garage and on the driveway in front of the garage. The Board discussed the driveway as an accessory structure. Tina Vanasse made a motion to accept the driveway as a part of the accessory

structure, the garage, and that it would be acceptable as a car washing area. Andrew Plummer seconded the motion. Motion carried with all in favor.

2. **The home occupation shall be conducted by a member or members of the family residing in the dwelling unit, and/or not more than one employee.** Chris Anderson is residing in the unit.
3. **Exterior signs shall not be greater than 2 square feet, no exterior storage of materials, and no other exterior indication of the home occupation or variation from the residential character of the principal building.** Chris Anderson was advised that all materials need to be stored away.
4. **Objectionable conditions such as noise, vibration, smoke, dust, electrical disturbance, odors, heat, glare, activity at unreasonable hours, shall not be permitted.** Chris Anderson said that car cleaning would take place after business hours in the evenings and would not be a noisy operation.
5. **The traffic generated by such home occupation shall not increase the volume of traffic so as to create a traffic hazard or disturb the residential character of the immediate neighborhood.** See #6.
6. **In addition to the off-street parking provided to meet the normal requirements of the dwelling, adequate off-street parking shall be provided for the vehicles of the maximum number of users the home occupation may attract during peak operating hours.** Brandon Woolley confirmed that there was sufficient area for parking and expressed no traffic concerns.
7. **The home occupation may utilize:**
 - a. **Not more than twenty (20%) of the dwelling unit floor area provided that for the purposes of this calculation, unfinished basement and attic spaces are not included.** The project will use the garage and driveway.
 - b. **Basement spaces** Not applicable.
 - c. **One necessary structure. The floor area utilized in the accessory structure shall not exceed fifty (50%) of the total area of the dwelling unit.** The garage will be used.
 - d. **Unfinished attic spaces to be used for storage only.** Not applicable.
8. **Home occupations that involve use or storage of hazardous or leachable materials in excess of normal residential use are not permitted.** Chris Anderson reported that all chemicals and cleaning materials would be environmentally safe products that would be stored indoors.

The Board reviewed Land Use Ordinance Section 7-H Criteria and Standards 1-18.

1. **BUFFERS, SCREENING, LANDSCAPING, NATURAL FEATURES** – Andrew Plummer made a motion of not applicable. Susan Thuotte seconded the motion. Motion carried with all in favor.
2. **BURDEN ON MUNICIPAL SERVICES** – Tina Vanasse made a motion of not applicable. Susan Thuotte seconded the motion. Motion carried with all in favor.
3. **CONGESTION, UNSAFE CONDITIONS** – Tina Vanasse made a motion of not applicable. Susan Thuotte seconded the motion. Motion carried with all in favor.
4. **GROUNDWATER PROTECTION** – The Board discussed the newer regulations for chemical product safety and the number of vehicles that could potentially be done due to the potential for chemicals leaching into ground water. Mr. Anderson expressed his plans to use minimal products with high pressure and low volumes of water to maximize productivity and reduce costs. Discussion moved to the degreasing of engines, Mr. Anderson said that he was not planning on degreasing engines at this time and agreed to come back if this service was to be added.

Andrew Plummer made a motion for 18 inches by 2 feet of stump grindings to be used around the perimeter of the existing discharge spout. Tina Vanasse seconded the motion. Motion carried with all in favor.

Regular soil testing was suggested to alleviate concerns of ground contamination. Andrew Plummer made a motion that Chris Anderson submit to Code Enforcement Officer annually a soil sample from a location near the discharge location for testing. Susan Thuotte seconded the motion. Motion carried with all in favor.

Andrew Plummer made a motion of criteria met. Susan Thuotte seconded the motion. Motion carried with all in favor.

5. **HAZARDS/NUISANCES** – Tina Vanasse made a motion of not applicable. Susan Thuotte seconded the motion. Motion carried with all in favor.
6. **IMPACT ON NEIGHBORING PROPERTIES** – Andrew Plummer made a motion of no impact. Susan Thuotte seconded the motion. Motion carried with all in favor.
7. **OFF-STREET PARKING AND LOADING** – Tina Vanasse made a motion of not applicable. Susan Thuotte seconded the motion. Motion carried with all in favor.
8. **OPEN SPACE (a, b & c)** – Andrew Plummer made a motion of not applicable. Tina Vanasse seconded the motion. Motion carried with all in favor.
9. **OUTDOOR DISPLAY/STORAGE** – Andrew Plummer made a motion of adequately meets criteria. Susan Thuotte seconded the motion. Motion carried with all in favor.
10. **PROPER OPERATION OF PROPOSED USE** – Tina Vanasse made a motion of adequately meets criteria, and should the applicant want to expand services offered he would need to come back to the Board for review. Susan Thuotte seconded the motion. Motion carried with all in favor.
11. **PUBLIC HEALTH, SAFETY, WELFARE** – David McCarthy made a motion of meets criteria. Andrew Plummer seconded the motion. Motion carried with all in favor.
12. **SCENIC AREAS/NATURAL BEAUTY** – Andrew Plummer made a motion of not applicable. Susan Thuotte seconded the motion. Motion carried with all in favor.
13. **SHORELAND VEGETATION/VISUAL ACCESS** – Andrew Plummer made a motion of not applicable. Susan Thuotte seconded the motion. Motion carried with all in favor.
14. **SOILS** – David McCarthy made a motion of meets criteria. Susan Thuotte seconded the motion. Motion carried with all in favor.
15. **SPECIAL FEATURES** – Andrew Plummer made a motion of not applicable. Susan Thuotte seconded the motion. Motion carried with all in favor.
16. **TRAFFIC MOVEMENT** – Andrew Plummer made a motion of no impact on traffic. Susan Thuotte seconded the motion. Motion carried with all in favor.
17. **UTILITIES (a & b)** – Andrew Plummer made a motion of not applicable. Susan Thuotte seconded the motion. Motion carried with all in favor.
18. **WASTE DISPOSAL (a & b)** – Wastes will be taken to the Transfer Station. David McCarthy made a motion of meets criteria. Andrew Plummer seconded the motion. Motion carried with all in favor.

Paul White asked if there were any other criteria to address. Andrew Plummer made a motion that no other criteria apply. Tina Vanasse seconded the motion. Motion carried with all in favor.

All fees on the project were paid.

Andrew Plummer made a motion to approve the application of Chris Anderson for a vehicle detailing home occupation. Tina Vanasse seconded the motion. Motion carried with all in favor.

- b. **Site Plan Review - George Anderson & Sons, Inc – Map 14, Lot 24-B1 – (Land Lot on Bridgton Road near Peabody Pond Road) – Proposed Garage and Material Sales Business**

(David McCarthy missed a previous meeting and did not review the project in its entirety, he refrained from acting as a Board Member for this application.)

Jacob and Nicholas Anderson showed the audience the site plan and described the shop and material sales business that they propose to move from the current Convene Road location. The garage will be 80-feet by 100-feet. Waste oils will be disposed of in a waste oil furnace. Fuel storage onsite will be contained in double walled tanks within a concrete barrier.

Paul White stated that the Board would require that the area of the old school be undisturbed, with the current tree buffer being sufficient. Andrew Plummer suggested 5 feet from any visible stones of the school or foundation. It was made clear that there were no public rights being given to the area, however, it must be preserved.

The Board reviewed Land Use Ordinance Section 7-H Criteria and Standards 1-18.

1. **BUFFERS, SCREENING, LANDSCAPING, NATURAL FEATURES** – Andrew Plummer asked if the existing buffers were to remain. The applicants responded that the buffers would remain, they like the privacy. Tina Vanasse made a motion of meets criteria, so long as the current buffer remains to protect the historical site present. Susan Thuotte seconded the motion. Motion carried with all in favor.
2. **BURDEN ON MUNICIPAL SERVICES** – Andrew Plummer made a motion of not applicable. Susan Thuotte seconded the motion. Motion carried with all in favor.
3. **CONGESTION, UNSAFE CONDITIONS** – The Board discussed the need for “Truck Entering” signs, the Board did not determine a need to require these signs based off the current location not having signs. Tina Vanasse made a motion of no problems with congestion and unsafe conditions. Andrew Plummer seconded the motion. Motion carried with all in favor.
4. **GROUNDWATER PROTECTION** – Discussion was had regarding the need to have proper ditching around pads. The old road on the property was identified as a natural drainage path and there are also two cross culverts. All chemicals, such as antifreeze, need to be captured and disposed of properly, not allowed to run into the ditches. Tina Vanasse made a motion of adequately meets criteria. Susan Thuotte seconded the motion. Motion carried with all in favor.
5. **HAZARDS/NUISANCES** – Tina Vanasse made a motion of adequately meets criteria. Andrew Plummer seconded the motion. Motion carried with all in favor.
6. **IMPACT ON NEIGHBORING PROPERTIES** – Tina Vanasse made a motion of adequately meets criteria. Susan Thuotte seconded the motion. Motion carried with all in favor.
7. **OFF-STREET PARKING AND LOADING** – Bins will be concrete and pads will be paved under the material to keep it separated from the gravel underneath. Andrew Plummer made a motion of adequately meets criteria. Susan Thuotte seconded the motion. Motion carried with all in favor.
8. **OPEN SPACE (a, b & c)** – Tina Vanasse made a motion of not applicable. Susan Thuotte seconded the motion. Motion carried with all in favor.
9. **OUTDOOR DISPLAY/STORAGE** – Tina Vanasse made a motion of adequately meets criteria. Susan Thuotte seconded the motion. Motion carried with all in favor.
10. **PROPER OPERATION OF PROPOSED USE** – Andrew Plummer made a motion of adequately meets criteria. Susan Thuotte seconded the motion. Motion carried with all in favor.
11. **PUBLIC HEALTH, SAFETY, WELFARE** – Tina Vanasse made a motion of not applicable. Susan Thuotte seconded the motion. Motion carried with all in favor.
12. **SCENIC AREAS/NATURAL BEAUTY** – Andrew Plummer made a motion of adequately meets criteria. Susan Thuotte seconded the motion. Motion carried with all in favor.
13. **SHORELAND VEGETATION/VISUAL ACCESS** – Tina Vanasse made a motion of not applicable. Susan Thuotte seconded the motion. Motion carried with all in favor.

14. **SOILS** – Tina Vanasse made a motion of adequately protects soils. Andrew Plummer seconded the motion. Motion carried with all in favor.
15. **SPECIAL FEATURES** – Exposed outdoor loading of aggregates and fueling. Fueling area will have a roof over it. Andrew Plummer made a motion of adequately meets criteria. Tina Vanasse seconded the motion. Motion carried with all in favor.
16. **TRAFFIC MOVEMENT** – Truck traffic will be fairly consistent with current traffic in the area. Andrew Plummer stated that traffic had not been an issue in the proposed area. Tina Vanasse made a motion of no issue with traffic movement. Susan Thuotte seconded the motion. Motion carried with all in favor.
17. **UTILITIES (a & b)** – One electric pole will need to be installed from the road toward the garage, the remaining utility line will be underground. Andrew Plummer made a motion of adequate. Susan Thuotte seconded the motion. Motion carried with all in favor.
18. **WASTE DISPOSAL (a & b)** – There will be a dumpster on site, metals and trash will be separated. Andrew Plummer made a motion of adequately meets criteria. Tina Vanasse seconded the motion. Motion carried with all in favor.

Paul White asked if the Board had any other criteria for the application, such as an escrow account. Andrew Plummer made a motion that no other criteria apply. Tina Vanasse seconded the motion. Motion carried with all in favor.

All fees on the application were paid.

Andrew Plummer made a motion to approve the application of George Anderson & Sons. Tina Vanasse seconded the motion. Motion carried with all in favor.

c. CEO Updates

Brandon Woolley had no new information for the Board.

d. Goal Setting Items

1. Scheduling Workshop (June 13, 2023)

Keisha Garnett asked the Board if they would like to schedule a workshop prior to the June 13, 2023 meeting. Paul White confirmed workshop should begin at 5:30 p.m. on June 13, for the Board to discuss general organizational items.

2. New State Law – LD 2003

This was not discussed.

3. Ordinances – All & Quarry

This was not discussed.

VI. New Business

- a. **Site Plan Review – Lazy Acres LLC (Wendy Aronsson) – Map 8, Lot 17 – (Land Lot on Kimball Corner Road near 93 Kimball Corner Road) – Proposed Big Sky Retreat and Event Center**

Paul White began discussion at 6:19 p.m. He stated that the board had not voted on the completion of the application (This was later determined to be incorrect, as this was voted on at the April 11, 2023 meeting and the public hearing was scheduled for June 13, 2023).

Paul White stated there were a couple of issues, including the condition of the road, and that the Planning Board was limited in what they could do. The Board does not have the power to decide if the road is suitable for the project and the signing of road agreements is up to the Selectboard and the Town Manager.

Paul White asked if the applicant had anything to say. Wendy Aronsson responded that she did not have anything prepared, as she thought this was just an update and her site planner has been out due to having surgery. She said they had a site walk and the public hearing was scheduled for June. Brandon Woolley asked Wendy Aronsson if she expected to have the road plans ready in time for the June public hearing and Wendy responded that they were almost ready and should be done any day.

David McCarthy asked if this was an event center that was being proposed. Wendy Aronsson responded that it is primarily a wellness-based retreat center. She said she had recently received a letter of concern from someone that lives nearby that is concerned about it being a large event center with big events day in and day out. She stated that large events would make up less than 10% of the business conducted there.

David McCarthy said that sound carrying would be a concern of his and questioned the usage of the road year-round. Susan Thuotte asked Brandon Woolley if the road met the same expectations of other town roads. Brandon nodded. Paul White pointed out that the application was for seasonal use and that is what the Board would be looking at the road for, any changes to that and the applicant would need to return.

Paul White asked the Board how they felt about the request for a sound study. Brandon Woolley responded that a special amusement license issued by the Selectmen would be required for these types of events. In order to have a sound study done they would need to know what type of music would be allowed, acoustic, amplified, etc. and that level of review has not been done on this application. Tina Vanasse asked about sound restrictions on existing wedding venues in town and Sportsman's Kitchen and Keg. It was stated that there was no sound ordinance in the town and Wendy Aronsson said that there would not be music past 10:00 p.m. and they are only planning for 6-8 events per year.

Wendy Aronsson asked if there was going to be a public hearing and Paul White responded that there would not be one. (Review of the April 11, 2023 Planning Board meeting video after the May 9, 2023 Planning Board meeting determined that the Board had previously voted on accepting this application and scheduled a public hearing for it on June 13, 2023.)

b. Sketch Plan Review (Subdivision) – Kurt Christensen – Map 9, Lot 14E – (Land Lot on Kimball Corner Road near 231 Kimball Corner Road) – Proposed Subdivision

Paul White made a motion to postpone review of this application due to the applicant not being present. Andrew Plummer seconded the motion. Motion carried with all in favor.

c. Sketch Plan Review (Subdivision) – Eric Christensen – Map 14, Lots 18A & 19 – (Land Lot on Hancock Pond Road near 399 Hancock Pond Road) – Proposed Subdivision

Paul White made a motion to postpone review of this application due to the applicant not being present. Andrew Plummer seconded the motion. Motion carried with all in favor.

d. Sketch Plan Application (Subdivision) – Ryan and Nicholas Anderson – Map 7, Lot 14 – (Land Lot at the corner of Bridgton and Dyke Mountain Roads) – Proposed Subdivision

The applicants changed the plan from a subdivision with six lots to a four lot subdivision and the updated plans were handed out to each member of the Board.

The Board discussed the need for building envelopes and driveway entrances on the updated plan. Brandon said the setbacks are on the updated plans and these setbacks basically create the building envelopes. The initial driveway has been permitted by Department of Transportation, the approved culvert has not been installed. The applicants will apply for the remaining driveway permitting post subdivision approval. Driveway locations shall be put on the plans for the public hearing meeting. Tina Vanasse questioned if the site distance from the top lot would be sufficient on Dyke Mountain Road for the lot to be permitted for a driveway. Brandon Woolley expressed that he felt it would have adequate site distance.

The cut that took place was done by a logger, and it was not a liquidation cut. It was determined that the cutting that took place was not an issue.

Test pits for the lot have been completed and submitted to the Board, the applicant will get an additional copy to Code Enforcement.

Tina Vanasse stated that she will not be present for the June 13, 2023 Planning Board meeting.

Andrew Plummer made a motion to hold a public hearing regarding the subdivision application on Tuesday, June 13, 2023 at 6:00 p.m. David McCarthy seconded the motion. Motion carried with all in favor.

David McCarthy made a motion to accept the application. Susan Thuotte seconded the motion. Motion carried with all in favor.

VII. Adjournment

Andrew Plummer made a motion to adjourn at 8:03 p.m. Tina Vanasse seconded the motion. Motion carried with all in favor.

Respectfully Submitted,



Keisha Garnett
Administrative Assistant/Deputy Clerk
Approved at the July 11, 2023 Meeting