

**TOWN OF SEBAGO
PLANNING BOARD MINUTES
6:00 PM
Tuesday, October 10, 2023
TOWN OFFICE BUILDING**

The Board held a workshop from 5:30 p.m. to 6:00 p.m. Susan Thuotte, Tina Vanasse, David Welch, and Paul White were present.

I. Call to Order

Paul White called the meeting to order at 6:04 p.m.

Present: David Welch, Susan Thuotte, Tina Vanasse, Paul White, Code Enforcement Officer Brandon Woolley, and Planning Board Executive Secretary and Recorder Keisha Garnett

James Seymour, with Sebago Technics was in attendance as the Sebago Town Planner.

Guests Present: Kevin Morse, Andrew Plummer, Donelle Allen, Claudia Lowe, Grove Newcomb, Annette Thomas, Rep. of Carrie Mahan, Nancy and Thomas Kavanaugh, Lori Ward, Richard Merritt, Christine Powers, Marcy Laliberte, Frank Merritt, Brenda Merritt, Paul Smith, Kelly Hale, and Kevin Hale.

II. Correspondence – None

III. Open to Public Questions –

Andrew Plummer inquired about a potential draft ordinance that was discussed during the workshop. No draft was available at this time.

Other questions were asked during this time and redirected as they were application related and not general procedure questions.

Public Hearing – District Boundary Line Interpretation – Kevin and Cynthia Morse – Map 27, Lot 25A, Sokokis Road

Start time: 6:06 p.m.

Kevin Morse stated that he would like to split the current lot into two lots. The boundary line is not clearly defined. Due to lot size requirements in the Rural District he would be unable to divide the lot, however, it would be possible to divide the lot if the lot were in the Village District.

A member of the public inquired about the applicant requesting a variance to divide the lot instead of a reclassification. Paul White explained that the procedure the applicant is currently navigating is the correct procedure, as the ordinance addresses how to handle these types of issues with boundary lines.

Brandon Woolley explained that preexisting lots within the Rural District that are 1.6 acres prior to the change in the ordinance to a 3 acre minimum lot size are buildable lots. However, newly created lots cannot be less than 3 acres in size in the Rural District and 1 acre in the Village District to be considered buildable.

Several members of the public expressed concern about business development on the waterfront. Brandon Woolley explained that a business would require a minimum amount of square footage, would have to be a waterfront related business, and this lot would not meet the requirements for a waterfront business.

Conversation ensued with varying interpretations of where the district boundary line is or should be from members of the public. Brandon Woolley said that these varying interpretations is why the applicant is asking the Planning Board for an official interpretation of the location of the district boundary line.

Richard Merritt said that he has updated information indicating that lot 15B, that is also owned by the applicant and is along the shoreline, is much smaller than depicted on town tax maps and intersects lot 15A at a different location than town tax maps indicate. (No documentation was provided at this time.)

Discussion occurred regarding how notifications are made and how property owner's further down will know what is happening. The process for notifications was explained by Brandon Woolley and Keisha Garnett.

Public Hearing Closed: 6:52 p.m.

IV. Review of Minutes

- a. **September 12, 2023** – David Welch made a motion to approve the September 12, 2023, Planning Board Meeting Minutes as written. Susan Thuotte seconded the motion. Motion carried with all in favor.

V. Old Business

- a. **District Boundary Line Interpretation – Kevin and Cynthia Morse – Map 27, Lot 25A, Sokokis Road**

James Seymour recommended to the Board that they request additional information including: a boundary plan that shows the ownership of Spring Lane and relevant shoreland crossings; and a copy of the Sokokis Road Association Agreement and Bylaws. Keeping in mind that burden of proof is on the applicant. The request implicates other property owners, which further implicates the process itself. James Seymour said that if he were to advise the Board, he would recommend that the request be done via petition.

The applicant stated that he has a survey plan that he could provide to the Board.

The Board requested from the applicant: a boundary survey, a copy of the road association agreement and bylaws, depiction of the shoreland zone on the boundary plan, and the applicant's preference as to where he proposes the District Boundary Line be located.

Tina Vanesse made a motion to table the application until the next meeting pending the receipt of the requested additional information. Susan Thuotte seconded the motion. Motion carried with all in favor.

- b. **CEO Updates** – None
- c. **Goal Setting Items**

1. Scheduling Workshop (November 14, 2023)

Tina Vanasse made a motion to hold a workshop on November 14, 2023, at 5:30 p.m. David Welch seconded the motion. Motion carried with all in favor.

The board agreed to ~~discussion about~~ discuss the Planning Board Bylaws for the topic of the workshop.

VI. New Business

a. None

VII. Adjournment

Tina Vanasse made a motion to adjourn at 7:08 p.m. David Welch seconded the motion. Motion carried with all in favor.

Meeting adjourned at 7:08 p.m.

Respectfully Submitted,



Keisha Garnett
Administrative Assistant/Deputy Clerk
Approved at the November 14, 2023 Meeting