

**MINUTES
TOWN OF SEBAGO
PLANNING BOARD MINUTES
7:00 PM
Tuesday, July 12, 2022
TOWN OFFICE BUILDING**

I. Call to Order

Paul White called the meeting to order at 6:57 p.m.

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

Guest Present: Deborah Murphy

(NOTE: The Board decided to discuss Agenda Item VI. New Business c. prior to the rest of the agenda. The minutes reflect the order of the agenda not the order in which items were discussed.)

II. Correspondence

- a. Desirae Lyle informed the Board that the Zoning Board of Appeals has a meeting next Thursday, July 21, 2022 at 6:00 pm to adopt the findings of fact and conclusions from the consolidated appeal and to make a decision on the Town's appeal regarding the moratorium.

III. Open to Public Questions

There were no questions at this time.

IV. Review of Minutes (April 12, 2022) (No meetings were held May 10, or June 14, 2022)

Andrew Plummer made a motion to approve the April 12, 2022 minutes as presented. Carolyn Calarese seconded the motion. Motion carried with all in favor.

Paul White made a motion to move the Murphy Subdivision Plan to the front of the agenda. Andrew Plummer seconded the motion. Motion carried with all in favor.

V. Old Business

a. CEO Updates

Nothing specific at this time. Ms. Aronsson is still working on the issue of Stickney Road. Jacob & James Anderson are reworking their subdivision plan.

b. Goal Setting Items

1. Discussion – Site Plan Review Application Revision

Paul White feels that the application has a lot of verbiage and maybe the Board should hold off on changing the application. Brandon Woolley mentioned that there may be

many changes to the ordinances and the Board may want to wait until the ordinances are updated to then update the application.

2. Discussion – Site Plan Review Checklist Formation

Paul White agreed that the checklist may be repetitive but useful.

3. Scheduling Workshop (August 9, 2022)

The Board determined that if there are items on the agenda the Board will hold a workshop after the August 9, 2022 meeting. If there are no agenda items, the Board is willing to cancel the August 9, 2022 meeting. Andrew Plummer suggested changing the meeting time to 6:00 p.m. This would allow the staff to go home earlier, and the meetings may not go as late.

Andrew Plummer made a motion to change the Planning Board meeting time to 6:00 p.m. starting August 9, 2022. Susan Thuotte seconded the motion. Motion carried with all in favor.

4. New State Law – LD 2003

Andrew Plummer sent out a letter from the Demark Planning Board. (This letter will be included with the Planning Board minutes.) Andrew asked how to make sure that the Town acts on this. Brandon Woolley noted that the State hasn't formed any committees to help guide the Town's in updating ordinances. Brandon also commented that this is being challenged so there is no emergency. It was asked if the Ordinance Committee needs to work on this or if this is something that the Planning Board should work on. Brandon clarified that it is in the ordinance that it is up to the Planning Board to suggest amendments to the Selectmen to then go before the Town. This Board could possibly work with the Committee to draft an ordinance.

5. Ordinances – All & Quarry

Tina Vanasse asked if Paul knew who instructs the Ordinance Committee. If it is the Selectmen, should they have informed the Committee of their parameters and if the Committee has overstepped what was originally requested how is that enforced. Paul noted that he has mentioned to the Committee that they should limit themselves. Tina asked if the Planning Board should write to the Selectmen with concerns about the Ordinance Committee overstepping their parameters. Carolyn Calarese mentioned holding a workshop to discuss this. Desirae Lyle noted that the original petition submitted to the Selectmen has specific language on what the Committee was supposed to do, she will send this out to the Board tomorrow.

Paul White has version 11 of the "Gravel, Bedrock and Mineral Extraction Ordinance of the Town of Sebago". Desirae Lyle printed copies for the rest of the Board.

The Board briefly discussed that process for if/when Gorham Sand & Gravel, Inc comes back before the Planning Board. The Board will have specific requirements handed down from the Zoning Board of Appeals (ZBA). The Board will need to address the items from the ZBA as well as the moratorium.

VI. New Business

a./b. Elect Chair/Vice Chair

Paul White would like to continue as chair.

Tina Vanasse made a motion that Paul White continue as chair and for Andrew Plummer continue as vice chair. Andrew Plummer seconded the motion. Motion carried with all in favor.

c. Subdivision Review Application – Kevin & Deborah Murphy – Map 009, Lot 029– 128 Hawkes Road – Subdivision Amendment

Mrs. Murphy's property line goes directly through the middle of her garage. She explained that her abutter, the Luttrell's, will be gifting her a portion of their land so that her garage no longer sits on the property line. She explained that when the house was built, they also installed the cement platform for the garage and used North as their reference for the property line. Surveyor's use True North, when they had their property surveyed earlier this year, True North went directly through the garage. The garage is 24' by 40'. Brandon explained that there are actually three (3) "North's", magnetic north, true north and grid north and the surveyor can choose which one to use. Brandon explained that Mrs. Murphy is here because there are conflicting opinions from attorneys. One is saying that the subdivision plan is over twenty (20) years old and exempt, the other is saying that it's a recorded plan and the plan needs to be amended. Mrs. Murphy noted that this will help both parties moving forward if either decides to sell their property. Mr. Luttrell has signed the application, and Mrs. Murphy has submitted copies of the deed transferring the small portion of land to her and her husband.

Desirae Lyle confirmed that fees have been paid to date. Brandon Woolley confirmed that the application is complete.

Andrew Plummer made a motion that no site walk is needed. Carolyn Calarese seconded the motion. Motion carried with all in favor.

Andrew Plummer made a motion that no public hearing is needed. Tina Vanasse seconded the motion. Motion carried with all in favor.

Andrew Plummer made a motion to accept the request to amend the subdivision. Carolyn Calarese seconded the motion. Motion carried with all in favor.

VII. Adjournment

Andrew Plummer made a motion to adjourn at 7:57 p.m. Carolyn Calarese seconded the motion. Motion carried with all in favor.

Respectfully Submitted,



Desirae Lyle
Administrative Assistant/Deputy Clerk
Approved at the September 13, 2022 Meeting