

**MINUTES  
TOWN OF SEBAGO  
PLANNING BOARD MINUTES  
6:00 PM  
Tuesday, September 13, 2022  
TOWN OFFICE BUILDING**

**I. Call to Order**

Paul White called the meeting to order at 6:00 p.m.

Present: Carolyn Calarese, Andrew Plummer, Susan Thuotte (arrived at 6:10), Tina Vanasse, Paul White, Code Enforcement Officer Brandon Woolley, Recorder, Desirae Lyle

Guest Present: Fire Chief Phil Strike, Deputy Fire Chief Alan Greene, Deputy Rescue Chief Anita Chadbourne Field, Michelle Strike, Karen James – Great Falls Construction, Kendall Willard and Aaron Hunter – Sebago Technics, Inc, Bob & Marcy Laliberte, Eric Shute, Patty Taylor

**II. Correspondence**

Desirae Lyle noted that she made copies of Revision 13 of the Quarry ordinance as well as copies of the amendments to the Land Use Ordinance Use Tables and copies of the Standish Solar Ordinance.

**III. Open to Public Questions**

There were no questions at this time.

**IV. Review of Minutes (July 12, 2022) (No Meeting Held August 9, 2022)**

Andrew Plummer made a motion to accept the minutes as presented. Tina Vanasse seconded the motion. Motion carried with all in favor.

Paul White made a motion to hear New Business Item A. prior to discussing the rest of the agenda. Tina Vanasse seconded the motion. Motion carried with all in favor.

(NOTE: The minutes reflect the order of the agenda not the order in which items where discussed.)

**Old Business**

**a. CEO Updates**

Brandon Woolley had nothing to report at this time.

**b. Goal Setting Items**

**1. Discussion – Site Plan Review Application Revision**

The Board mentioned using the Site Plan Checklist and Voting Matrix at the next meeting to help walk through the steps of the project.

## **2. Scheduling Workshop (October 11, 2022)**

Carolyn Calarese will be absent from this meeting. Andrew Plummer suggested holding a workshop on Wednesday, September 28, 2022 to discuss the Standish Solar Ordinance. Paul White would rather discuss it at the next meeting. Andrew agreed and asked that all members review the solar ordinance and make notes with any suggestions.

Andrew Plummer made a motion to hold a workshop at 5:30 p.m. Tuesday, October 11, 2022. Tina Vanasse seconded the motion. Motion carried with three in favor, one against, and one abstaining.

## **3. New State Law – LD 2003**

This was reviewed with the next agenda item.

## **4. Ordinances – All & Quarry**

Paul White commented that the Ordinance Review Committee (ORC) has worked with the Town Attorney, Tim Murphy, to draft the revisions to the Gravel and Mineral Extraction Ordinance. Paul, as a member of the ORC as well communicated that the ORC suggested that the Planning Board should hold a public hearing in a couple weeks (September 27, 2022), this would cover the gravel ordinance and the zoning changes. Andrew Plummer noted that a member of another Board had presented information to the Selectmen at a meeting and because they did not receive it ahead of time, they pushed it off to the next agenda. This new revision of the ordinance and zoning changes was received today, and the Board has not had a chance to review it. Carolyn Calarese asked if the Board could hold a workshop to discuss this on September 27, 2022. Andrew asked Desirae Lyle to confirm that proper procedure to be on the agenda was to submit an application or documentation two weeks prior to the meeting. She agreed with what Andrew said. The Board did not feel comfortable or ready to hold a public hearing regarding the ordinance or zoning changes in two (2) weeks. They do not want to rush the process.

Carolyn Calarese reiterated that she will not be at the October 11, 2022 meeting and would rather the Board hold off on discussing or holding a public hearing on Revision 13 of the Quarry Ordinance and the zoning changes until she is able to participate. Andrew Plummer noted again that, by the ordinance, the Board should have received this two (2) weeks ago (August 20, 2022). The Board members reiterated that it did not feel comfortable holding a meeting when they don't know what the content of the ordinance is. Tina Vanasse asked what happens when new Selectmen are elected or Planning Board members are appointed. The ordinances should work for the whole town not for a small group of people. Brandon mentioned that there was a recommendation that the proper way to make changes was to review the comprehensive plan and possibly update that by involving the whole town. It was asked who drafted the zoning changes. Mr. Laliberte commented that a group of people (ORC) had worked together. Andrew commented that the Town is in a court battle and

he is unsure if the Town should be pursuing any ordinance changes until the appeal to superior court is resolved. Brandon clarified that the original intent was to produce a town wide ordinance with restrictions. There was a shift in the focus of the ORC to expand to look at banning quarries in the village district. Tina asked who initiated or directed the shift to banning quarries. The Selectmen, legal counsel and the ORC. Carolyn asked if the town can work on anything during an active lawsuit. Paul noted that Mr. Lowe spoke at the last ORC and relayed from the attorney that the ORC and the town could proceed "business as usual". The Board would like something in writing from the town attorney confirming that the Town can move forward with reviewing and sending this ordinance before the citizens and explaining how to move forward. Tina asked how the Board could get word to the general public about what is going on. Carolyn would like to know what liability the Board would have regarding the passage of the revised Gravel Extraction Ordinance. Andrew asked if MMA (Maine Municipal Association) was contacted about the legality of limiting the maximum allowed volume of aggregate removal. The answer was MMA was not contacted. Carolyn asked how this would affect operations currently in use. Paul or Brandon will contact Town Attorney Tim Murphy about the legality of limiting the maximum volume of aggregate removal. Some of the Board members are concerned that there are no other towns in the area that limit the maximum volume of aggregate removal. It is a restriction of trade.

Tina Vanasse made a motion to hold a workshop on Tuesday, September 27, 2022 at 6:00p.m. Susan Thuotte seconded the motion. Motion carried with all in favor.

## **V. New Business**

### **a. Site Plan Review – Sebago Technics, Inc – Great Falls Construction, Inc – Map 2, Lot 3 – 7 Pit Road – Town of Sebago Public Safety Building Expansion**

Aaron Hunter introduced himself as a civil engineer for Sebago Technics, Inc, he is representing the design team (Great Falls Construction, Inc) and presented the project. This project was voted on and approved by the Town at annual Town meeting in May 2022. The approximately 4,600 square foot expansion will be attached to the existing EMS bunk rooms. There will be an additional forty (40) foot concrete apron around two (2) sides of the building and a thirty (30) foot gravel pad adjacent to that. A majority of the area is already cleared, some trees will need to be removed. The expansion will contain three (3) apparatus bays, two (2) man doors and an overhead door on the east side of the building. The expansion will be constructed with metal paneling and siding to match the existing building. The exterior lighting will be wall packs. Electricity and water are already on site through the existing building. There is no change to the drainage.

Paul White noted that the Board will need to determine if a site walk and public hearing is necessary. Desirae Lyle confirmed that since this is a Town building on Town property the fees will be waived.

Andrew Plummer made a motion to hold a public hearing at the next Planning Board meeting, Tuesday, October 11, 2022 at 6:00 p.m. Carolyn Calarese seconded the motion. Motion carried with all in favor.

Brandon Woolley confirmed that it is a complete application.

Andrew Plummer made a motion to hold a site walk Saturday, September 17, 2022 at 9:00 a.m. Carolyn Calarese seconded the motion. Motion carried with all in favor.

Tina Vanasse asked which vehicles would be housed in the new building. Chief Strike commented that all of the vehicles and equipment from Station 2 will be moved to the new building. Andrew Plummer asked if there would be any conflicts with the sand and salt shed. The expansion is on the opposite side of the current EMS building and will have no impact on the sand and salt shed.

Paul White made a motion to determine this as a major project. Tina Vanasse seconded the motion. Motion carried with all in favor.

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

1. **BUFFERS, SCREENING, LANDSCAPING, NATURAL FEATURES** – Filter barriers will be provided as well as any erosion control measures that are necessary.
2. **BURDEN ON MUNICIPAL SERVICES** – There will be no change to the operation of the Rescue station.
3. **CONGESTION, UNSAFE CONDITIONS** – The trucks will be moved from the other side of Route 114 to the new building on Pit Road. Paul asked if there will be a light that flashes to notify people when the trucks are traveling the road. Chief Strike commented that there have been no issues so far and feels that the truck lights are sufficient notice.
4. **GROUNDWATER PROTECTION** – This is not applicable.
5. **HAZARDS/NUISANCES** – This is not applicable.
6. **IMPACT ON NEIGHBORING PROPERTIES** – This is not applicable.
7. **OFF-STREET PARKING AND LOADING** – Carolyn Calarese asked if there is sufficient parking for an on-call firefighter or EMT. Chief Strike noted that there is parking in front of the rescue station with room for up to six (6) vehicles, plus there will be room on the new concrete apron.
8. **OPEN SPACE (a, b & c)** – This is not applicable.
9. **OUTDOOR DISPLAY/STORAGE** – One trailer may be outside, but everything should be undercover in the building.
10. **PROPER OPERATION OF PROPOSED USE** – This is not an issue.
11. **PUBLIC HEALTH, SAFETY, WELFARE** – This should enhance public health, safety and welfare.
12. **SCENIC AREAS/NATURAL BEAUTY** – There is none.
13. **SHORELAND VEGETATION/VISUAL ACCESS** – This does not apply.
14. **SOILS** – Are suitable.
15. **SPECIAL FEATURES** – None at this time.
16. **TRAFFIC MOVEMENT** – The road was widened a couple of years ago in anticipation of this event. The trucks have adequate access and already travel that road to fuel up at the Public Works garage.
17. **UTILITIES (a & b)** – Are existing and will be connected to the new building.
18. **WASTE DISPOSAL (a & b)** – Is taken to the Transfer Station.

Carolyn Calarese asked if there will be a siren on the outside of the building. Deputy Chief Alan Greene noted that the siren currently on Station 2 will be moved to the new building. They are anticipating that the siren will be in use from approximately 6:00 a.m. to 9:00 p.m. The siren would be used if there is a major incident, and especially if the ball fields are in use.

Andrew Plummer asked if the current septic was sufficient for this project. Deputy Chief Greene noted that they are only adding a small bathroom and decontamination room, everything else is in the existing building. Brandon Woolley asked about storage of foam. Chief Strike noted that it will be stored in the building on metal shelving. Andrew asked what will happen to Station 2. Deputy Chief Greene noted that once the land is no longer used for a fire station it reverts to the heirs of the original property owners.

Andrew Plummer made a motion to accept the application as complete. Carolyn Calarese seconded the motion. Motion carried with all in favor.

## **VI. Adjournment**

Andrew Plummer made a motion to adjourn at 7:36 p.m. Carolyn Calarese seconded the motion. Motion carried with all in favor.

**Respectfully Submitted,**



**Desirae Lyle**  
**Administrative Assistant/Deputy Clerk**  
**Approved at the October 11, 2022 Meeting**