

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

I. Workshop meeting held at 5:30 p.m.

The Board held a workshop from 5:30 p.m. until the regular meeting started at 7:00 p.m.

II. Call to Order

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

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

Absent: Bev Vucson

Guest Present: Mark Roy, Wendi Aronsson, Adam Nappi, Rick Licht – Licht Environmental Design, LLC, Phil & Claudia Lowe

(NOTE: The Board decided to discuss Agenda Item VIII. New Business a. prior to Agenda Items VII. c. and d. The minutes reflect the order of the agenda not the order in which items were discussed.)

III. Correspondence

- a. Bev Vucson has submitted an email notice of resignation stating that a formal resignation will be sent to the Board of Selectmen.
- b. Desirae Lyle gave the Board copies of the Zoning Board of Appeals Meeting dates for May.

IV. Open to Public Questions

There were no questions at this time.

V. Review of Minutes (March 8, 2022)

Andrew Plummer made a motion to approve the March 8, 2022 minutes as presented. Tina Vanasse seconded the motion. Motion carried will all in favor.

VI. Miscellaneous – Decision Letter Discussion

Tina Vanasse asked if this was something that Desirae has been doing all along. Desirae Lyle noted that she started producing the decision letters for the York project for rental cabins. The Board discussed having the decision letter prepared at each meeting.

Andrew Plummer made a motion to have Desirae Lyle produce the Decision Letters in the future. Tina Vanasse seconded the motion. Motion carried with all in favor.

VII. Old Business

a. Site Plan Review Application – Cliff Merrow (Applicant) – Zeruah William Brown (Owner) – 804 Bridgton Road – Map 14, Lot 27C – Proposed Computer IT Business

1. Approve Decision Letter

Andrew Plummer made a motion to approve the decision letter for Mr. Merrow as presented. Carolyn Calarese seconded the motion. Motion carried with all in favor.

b. Site Plan Review Application – DM ROMA Consulting Engineers – Applicant -Tony Vacchiano – Map 9, Lot 18 – Land Lot – Proposed Commercial Self Storage Buildings

1. Approve Decision Letter

Andrew Plummer made a motion to approve the decision letter for Mr. Vacchiano as presented. Carolyn Calarese seconded the motion. Motion carried with all in favor.

The Board agreed to skip forward to new Business at this time.

c. CEO Updates

d. Goal Setting Items

1. Discussion – Site Plan Review Application Revision

Tabled until May 10, 2022.

2. Discussion – Site Plan Review Checklist Formation

Tabled until May 10, 2022.

3. Scheduling Workshop (May 10, 2022)

Andrew Plummer made a motion to hold a workshop on May 10, 2022 at 6:00 p.m. Tina Vanasse seconded the motion. Motion carried with all in favor.

4. Ordinance Review Committee – Grave Extraction Ordinance

The Board met with the Ordinance Review Committee during the workshop prior to the meeting. Therefore, this was not discussed during the meeting.

VIII. New Business

a. Site Plan Review Application – Wendy Aronsson & Adam Nappi – Map 8, Lot 17 – Land Lot – Proposed Big Sky Sebago Retreat and Event Center

Paul White asked if the Board felt that this was a minor or major application. Brandon Woolley reminded the Board that they determined that this was a major application at the pre-application meeting last year due to the campground definition.

Rick Licht of Licht Environmental Design, he is the civil engineer and planner for the project. Mr. Licht noted that the applicant is not ready to start the full site plan review process, since the Stickney Road status needs to be addressed and determined by the Board.

Wendi Aronsson introduced herself and explained some of the project. Ms. Aronsson visited the Board at the January 2021 meeting to discuss her plans. There will be weekly classes (i.e., yoga, etc.) open to the public, as well as rental options for events (i.e., weddings, retreats).

Paul White asked about Stickney Road. Ms. Aronsson noted that Brandon and Michele the Town Manager have thoroughly review the town records. Stickney Road was thought to be abandoned, but the motion to abandon the road at a Town meeting or Selectmen's meeting did not pass. It is unclear if the Town owns the road still. Brandon read a portion of an email from Tim Murphy, the Town attorney, stating that Stickney Road is still a Town road. Andrew Plummer asked if it would need to be brought up to Town specifications. Brandon noted that it is not up to the Town to improve the road, but this Board will need to determine what specifications Ms. Aronsson will need to bring the road to. The Board discussed turnouts on a narrow roadway versus a wide roadway. It was suggested that Ms. Aronsson or Mr. Licht speak to the fire department and ask for their opinion on the turnouts versus a wider road.

Mr. Licht asked if the Board felt that they would need a traffic study per the site plan review process. Paul White confirmed that the Board would ask for the numbers since this has been classified as a major project.

This will be a multi-phase project spread out over four (4) or five (5) years. Ms. Aronsson would like to present everything and get approval for the whole project in its multiple phases.

The application has been submitted and the fees have been paid, but the applicant still has more information to submit, so this will be treated like a preliminary plan. The Board did not make a decision about the road at this meeting.

The Board decided against discussing Agenda Items VII. c. and d. tonight and discussed holding a workshop prior to the next meeting.

IX. Adjournment

Tina Vanasse made a motion to adjourn at 8:33 p.m. Carolyn Calarese seconded the motion. Motion carried with all in favor.

Respectfully Submitted,



Desirae Lyle
Administrative Assistant/Deputy Clerk
Approved at the July12, 2022 Meeting