

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

The Board held a workshop from 5:30 p.m. to 6:25 p.m. All Board members were present, Carolyn Calarese arrived at 5:45 p.m.

I. Call to Order

Paul White called the meeting to order at 6:26 p.m.

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

Guest Present: Paul Smith

II. Correspondence

Desirae Lyle informed the Board that she gave them a copy of the 2023 Meeting Dates.

Desirae Lyle also informed the Board that the letters that the Board requested be sent to the abutters of the wildlife rescue on Hogfat Hill Road have been sent. The invoice was paid last week and the letters were sent certified return receipt with self-addressed stamped envelopes enclosed for information to be returned to the Town Office.

Desirae Lyle also reminded the Board that they received an email from Philip Hook on November 22, 2022. Andrew Plummer clarified that Mr. Hook is the young man who accused him of an ex parte meeting with Darin Shaw to view the rock crusher in Cornish. Andrew told the Board that he would be meeting with Darin and he took videos that he shared with the Board at the next meeting so it was not an ex parte meeting. He mentioned that maybe the Board should send this to the Selectmen for review.

Tina Vanasse made a motion that the Board acknowledged receipt the letter, and asked that the Executive Secretary file it with the information for this meeting. Carolyn Calarese seconded the motion. Motion carried with all in favor. (A copy of this letter will be filed with the minutes for this meeting.)

III. Open to Public Questions

There were no questions at this time.

IV. Review of Minutes (November 8, 2022)

Carolyn Calarese made a motion to approve the November 8, 2022 meeting minutes as presented. Andrew Plummer seconded the motion. Motion carried with all in favor.

V. Old Business

a. Review November 17, 2022 Public Hearing

Paul White acknowledged that the Board chastised him during the workshop meeting. The Board would like to see the public hearings run better. Paul encouraged the Board to speak up at any meetings. Andrew hopes that the Ordinance Review Committee (ORC) attends the next public hearing so that if this Board cannot answer a question hopefully the ORC can. He would like to see a better question and answer period at future public hearings. Paul Smith suggested setting ground rules at the beginning of a meeting and address the fact that different opinions are allowed and encouraged. Everyone that attends these meetings has the right to speak and voice their opinion, and they should be able to do so in a safe environment. Changes have been made to the zoning amendments that were presented for the November 17, 2022 public hearing, therefore the Planning Board will need to hold another public hearing once a final revision is received.

b. CEO Updates

Brandon Woolley commented that the Planning Board should review the Land Use Ordinances and make a list of potential changes that each member would like to see. If there is anything that the Board feels should be addressed after reviewing recent applications it should be added to the list. Brandon has submitted changes in the past, but the Planning Board hasn't submitted changes in a sometime.

Brandon also informed the Board that there are more than six subdivision that will come before the Board in the near future ranging from 12 to 108 acres.

c. Goal Setting Items

1. Scheduling Workshop (January 10, 2023)

Tina Vanasse suggested that the Board hold a workshop before all meetings.

Carolyn Calarese made a motion to hold a workshop on January 10, 2023 at 5:30 p.m. Andrew Plummer seconded the motion. Motion carried with all in favor.

2. New State Law – LD 2003

This Law may go into effect in April 2023. Brandon suggested that the Board wait and see what happens, nothing has been done at the State level and there are many towns in the area that are voicing their concerns about the impact that this will have.

3. Ordinances – All & Quarry

An updated copy of the proposed zoning amendments has been received from the Selectmen and ORC. Barry Jordan has requested that this Board hold a public hearing as quickly as possible to address this. It was not received two weeks prior to this meeting, which is standard procedure. Andrew Plummer would like to hold a joint meeting with the ORC and the Selectmen and review the zoning amendments and the quarry ordinance at the same time and suggested January 19, 2023. He suggested that even though the Board did not receive the amendments two weeks prior to the meeting that the Board schedule the public hearing. The Board agreed that they should not hold this public hearing on the same night as a regular meeting. All of the members would like to attend this public hearing and discussed which day they would all be available. Desirae Lyle asked if the Board would like to wait and see if a joint hearing can be held on the zoning amendments and the quarry ordinance. Tina asked if the Board should wait until a final draft is adopted by the Selectmen. Andrew Plummer read aloud emails from Barry Jordan and Phil Lowe regarding this (copies will be filed with the minutes).

Andrew reiterated that he would like to hold a public hearing on January 19, 2023, but Carolyn will be unavailable, and Tina will be unavailable the week prior to the 19th.

Andrew Plummer made a motion to hold a Public Hearing on January 26, 2023 at 6:00 p.m. at the Town Hall Building. Tina Vanasse seconded the motion. Motion carried with all in favor.

After discussion regarding proper notice to the public, it was asked if the ORC or the Selectmen had formally adopted the presented revision of the zoning changes as the final draft. Neither the ORC or the Selectmen have approved or adopted a final draft.

Tina Vanasse made a motion to cancel the January 26, 2023 public hearing on the grounds that neither the Selectmen or the ORC have formally agreed that this is the final draft ready for public hearing. Andrew Plummer seconded the motion. Motion carried with all in favor.

Andrew Plummer made a motion to have the Executive Secretary send a letter to the Selectmen stating that the Planning Board will not schedule a public hearing to discuss the Land Use Ordinance Use Table zoning amendments until the Selectmen formally vote to adopt a specific revision as the final draft. Tina Vanasse seconded the motion. Motion carried with all in favor.

Andrew commented that the Selectmen should expect the Planning Board to attend their meetings when ordinances are on the Selectmen's agenda.

VI. Adjournment

Carolyn Calarese made a motion to adjourn at 7:43 p.m. Andrew Plummer seconded the motion. Motion carried with all in favor.

Respectfully Submitted,



Desirae Lyle
Administrative Assistant/Deputy Clerk
Approved at the January 10, 2023 Meeting