

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

The Board held a workshop from 5:30 p.m. to 6:25 p.m. All Board members were present.

Guests Present at the Workshop: Town Attorney Tim Murphy, Bob & Marcy Laliberte, Barry Jordan, Phil Lowe.

I. Call to Order

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

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

Guest Present: Fire Chief Phil Strike, Deputy Chief Alan Greene, Deputy Rescue Chief Anita Chadbourne, Aaron Hunter & Kendall Willard – Sebago Technics, Karen James – Great Falls Construction, Inc., Griffin Wood – Terradyn Consultants, LLC, Caitlin Mushial, Richard Merritt, Annette Thomas, Charles Frechette, Ann Farley, Barry Jordan, Phil Lowe, Bob & Marcy Laliberte,

II. Correspondence

- Desirae Lyle informed the Board that she sent a letter dated December 14, 2022 to the Board of Selectmen per the Boards wishes at the December 13, 2022 meeting.
- The Board received a response from the Board of Selectmen dated December 20, 2022.
- The Selectmen also sent a copy of the proposed zoning ordinance amendments “final” draft dated December 20, 2022.
- Desirae Lyle submitted to the Board a list of potential public hearing dates for the zoning ordinance amendments public hearing along with Title 30-A MRSA § 4352 (9) (10) that the Selectmen reference in their letter.

Copies of the above letters will be included in the Zoning Amendment file.

III. Open to Public Questions

There were no questions at this time.

IV. Review of Minutes (December 13, 2022)

Andrew Plummer made a motion to approve the December 13, 2022 meeting minutes as presented. Susan Thuotte seconded the motion. Motion carried with all in favor.

(NOTE: The Board reviewed New Business prior to Old Business. The minutes reflect the order of the agenda.)

V. Old Business

a. CEO Updates

Brandon Woolley had no new information for the Board.

b. Goal Setting Items

1. Scheduling Workshop (February 14, 2023)

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

2. New State Law – LD 2003

This was not discussed.

3. Ordinances – All & Quarry

This was discussed as New Business d.

VI. New Business

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

Aaron Hunter introduced himself and explained that the project was approved in October 2022 and the snow load on the existing EMS station was not taken into account when the Public Safety building was first proposed. Sebago Technics and Great Falls Construction are proposing a 12' long by 26' wide addition to the current EMS bunk rooms to help with the snow drift load. This will shift the approved project twelve feet to the right and will eliminate the concrete pad on the right side of the building and the need for the interior ramp between buildings. This will not affect what the Town is paying for this project. Andrew Plummer clarified that the concern is that the snow drifting off of the existing building will pile up against the new building and the existing building won't be able to handle the weight. Karen James explained that this addition alleviates the need to tear off the existing roof and upgrade it.

Tina Vanasse made a motion to accept the Public Safety Building amendment to expand the existing EMS bunk room 12' long by 26' wide to address the snow drift load. Andrew Plummer seconded the motion. Motion carried with all in favor.

b. Subdivision Plan Review – White's Road – Forest Fern, LLC (Owners) – Terradyn Consultants, LLC (Applicant) – Map 15, Lot 7-1 – Proposed Subdivision

Paul White commented that he has rights to cross the road via a right-of-way and access property beyond this project, he doesn't believe that will impair his judgement. Griffin Wood introduced himself as an engineer with Terradyn Consultants, LLC., and explained that this is a proposed 5 lot subdivision on Peabody Pond. White's Road is an existing private road, the lots will be serviced by public power and individual onsite septic and well. This lot is lot 1 of the Peabody Pond Lots Subdivision which was created in 1991, it is located in the rural

district and partly within the 250 feet of limited residential district. The lot is 19.91 acres and all but the section of White's Road that bisects the property has been forested. Ms. Mushial purchased the lot in August of 2022. Three of the lots will meet the minimum requirements for subdivision lots, one lot will be a back lot and will be access by a common driveway through lot 1 on the plan. Wetlands have been surveyed and are depicted on the maps. The applicant is proposing 4.2 acres of open space. Two of the lots will not meet the minimum required acreage, but Brandon explained that it is covered under the definition of a cluster development.

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

Carolyn Calarese made a motion to hold a site walk on Sunday, January 22, 2023 at 9:00 a.m. Susan Thuotte seconded the motion. Motion carried with all in favor.

Andrew Plummer made a motion to hold a public hearing on Tuesday, February 14, 2023 at 6:00 p.m. Tina Vanasse seconded the motion. Motion carried with all in favor.

Andrew Plummer made a motion to accept the application as complete for Forest Fern, LLC. Susan Thuotte seconded the motion. Motion carried with all in favor.

The Board asked if there is a required setback from the abutting lot for the proposed driveway on lot 1. Brandon explained that a ten-foot buffer is suggested between lot lines and driveways. Brandon also noted that since that driveway will access the back lot it will need to be a thirty-foot wide right-of-way. Tina asked about access to the water for each lot and if there are any restrictions because of the wetlands. Brandon noted that there are laws that provide for minimal filling to cross a wetland for access to the water. Nothing can be built in the 100-foot setback from the watermark. Paul asked if the other three lots would be shared driveways or separate and that it be addressed at the next meeting.

c. Site Plan Review – Richard Merritt – Map 4, Lot 16B – Proposed Expansion of Existing Cluster Development

Richard Merritt, owner of Goodwins Lodge, is proposing two new units with two bedrooms each. Originally Mr. Merritt purchased the land to build houses for his son and daughter, they do not want them, so he has sold part of the land and would like to add the new units. The initial approval of the lodge was done in 1992, when the units were reduced from fourteen to ten. In 1993 Mr. Merritt sought permission from the CEO to convert seasonal units to year-round units, that request was denied because the units did not meet the minimum square footage requirements. Mr. Merritt then went to the Appeals Board, who declared that the multiple units constituted a multifamily development and wasn't subject to the six hundred square foot minimum. The proposed units will meet the six hundred square foot requirement, but there is a question of whether Mr. Merritt is overusing the right-of-way to the beach. Mr. Merritt explained that the right-of-way was created in 1925 and provided a list of the cottage history that will be included with his file. Mr. Merritt explained that he has a court order to use the right-of-way, which is six feet wide and accesses 158 feet of beach frontage with rights in common with the Neiforth's. The setbacks are meet as well as the septic design and it has been previously approved as cluster housing. A new well

and septic will need to be installed. The original proposal was for four units and eight bedrooms, but the well for the cabins at The Barn at Autumn Lane is considered commercial and Mr. Merritt's septic needs to be setback 300 radial feet from that well. There was not enough room for four units and the new septic so the plan was reconfigured for two units. Brandon has reviewed the square footage but the Board would like to review it further, there may be a need to take some acreage from another lot to meet the requirements. The lots will be cojoined into one lot. Paul asked if the square footage of each unit can be listed.

Desirae Lyle confirmed that all fees have been paid to date. Tina asked if this is considered transient housing. Richard clarified that it is permanent housing, his longest tenant stayed there eleven years, but an average tenant stays two and a half years.

Andrew Plummer made a motion to hold a site walk on Sunday, January 22, 2023 at 10:30 a.m. Tina Vanasse seconded the motion. Motion carried with all in favor.

Tina Vanasse made a motion to hold a public hearing on Tuesday, February 14, 2023. Andrew Plummer seconded the motion. Motion carried with all in favor.

Brandon confirmed that the changes to the septic are depicted on the permit, which he will give to the Board.

Tina Vanasse made a motion that the application is complete. Carolyn Calarese seconded the motion. Motion carried with all in favor.

d. Schedule Public Hearing Date for Zoning Amendments

Desirae Lyle provided the Board with dates that she believes will work to hold a public hearing. The Board requested that Paul White asked the Town Manager to have a deputy present at the meeting. After discussion the Board agreed that Wednesday, February 8, 2023 would allow all Board members to be present.

Andrew Plummer made a motion to hold a public hearing regarding the zoning amendments proposed by the Ordinance Review Committee on Wednesday, February 8, 2023 at 6:00 p.m. at the Town Hall Building. Tina Vanasse seconded the motion. Motion carried with all in favor.

VII. Adjournment

Andrew Plummer made a motion to adjourn at 6:55 p.m. Paul White seconded the motion. Motion carried with all in favor.

Respectfully Submitted,



Desirae Lyle
Administrative Assistant/Deputy Clerk
Approved at the February 14, 2023 Meeting