

**TOWN OF SKOWHEGAN
PLANNING BOARD
MEETING MINUTES**

January 3, 2023

7:00 P.M.

Municipal Building, Council Room

PRESENT:

Steve Conley, Chairman
Jeff McCabe, Secretary
Harvey Austin
Dan Luce
Andrew Thorpe
Randall Franck
Anjanette McFarlin, Alternate
Joel Greenwood, Planner
Cynthia Kirk, Recording Secretary

ABSENT: Derek Chretien, Vice Chairman

PUBLIC PRESENT:

Bryan Belliveau, CEO	Lester Kenway
Peggy Lovejoy	Jack Gibson
David McDermott	Jennifer Olsen
Patrick Carroll (via Zoom)	

1) QUORUM:

Planning Board Meeting called to order at 7:00 P.M. Quorum was present.

2) MINUTES OF THE December 6, 2022 PLANNING BOARD MEETING TO BE APPROVED:

Motion by Jeff McCabe to approve the December 6, 2022 Planning Board meeting minutes, with a correction to the spelling of Anjanette McFarlin's name and the date. Seconded by Andrew Thorpe. Motion passed 6-0.

Recording Time: 02:34

3) SITE PLAN / SUBDIVISION:

A) Discussion of the Site Inventory & Analysis submitted by Carroll Associates on behalf of MSAD 54 for the proposed new Skowhegan Elementary School to be located at 40 Heselton St. (Assessor's Map 29, Lot 172).

Patrick Carroll from Carroll Associates gave a description of the proposed project and shared drawings of the existing conditions and the proposed site plan. He asked if anybody has any questions.

Recording Time: 13:20

Andrew Thorpe asked what the life expectancy will be on the new water line that will run under the building. Mr. Carroll said it is actually the storm water line that they will be

replacing and it will be made of PVC and should last around 75 years.

Jeff McCabe asked about the parking area and how many spaces there will be. Mr. Carroll said that there is going to be approximately 300 parking spaces. He also reviewed the designated bus route as well.

Andrew Thorpe asked if they intend to do any upgrades to Cardinal Avenue since it looks like they will be using it as part of the bus route. Mr. Carroll said yes, they do include installing a sidewalk.

Dave McDermott asked about fencing that he had seen on a previous drawing and if that was still going to be installed. Mr. Carroll said they will not be fencing along Heselton Street. They will still be fencing in between the school and the abutting properties on the side of the school from Heselton to East Street.

Recording Time: 28:05

Jennifer Olsen said she is very excited about this project coming into the neighborhood and asked that when the Planning Board reviews this project, they consider how the pedestrians are going to access the school and where the sidewalks will be located.

Peggy Lovejoy complimented the architects on how hard they have worked to make this new school very compatible with the neighborhood. She also asked if there is going to be a traffic light at the end of Heselton Street where it connects to North Ave. Mr. Carroll said that at this time the traffic reports they have gotten does not indicate a need for a traffic light there. He said they are working with the town to get pedestrian activated crosswalk signals in that location to help. Peggy also asked if the residents could be given some sort of timeline during construction so they can be prepared. Mr. Carroll said they can work on doing that.

Patrick Carroll said they are requesting a waiver on the size of the plans that they will be submitting. They would actually like to submit slightly larger plans than what is required in the ordinance. Bryan Belliveau said he has no issue with that as long as we still get all of those plans electronically as well.

Motion by Andrew Thorpe to approve the waiver request regarding the size of the plans being submitted. Seconded by Anjanette McFarlin. Motion passed 6-0.

Recording Time: 35:16

4) ITEMS BY THE PUBLIC:

None

5) COMMUNICATIONS:

A) Letter received on 12/28/22 from the Maine Appalachian Trail Club regarding the Maine Trail Center project on Malbons Mills Rd.

Lester Kenway from the Maine Appalachian Trail Club gave a review of the letter that he submitted. He explained that the only change that they are requesting is to be able to do the approved project in 2 phases. This project is being funded by donations and fundraising. They are still working on getting the remaining funds to be able to finish the project right now. After reviewing what they have started on already and the timeframe of the phases they would like to do, it was determined that the required completion date for the entire project will be August of 2024. Steve Conley said that it looks like they should meet that deadline even with do 2 phases. If for any reason they aren't going to meet that deadline he explained that they can come back to the Planning Board and request an extension.

Recording Time: 47:59

6) UNFINISHED BUSINESS:

A) Continue discussion on updating the Shoreland Zoning Ordinance to bring it into compliance with the State regulations.

Bryan said he had kept this on here in case anybody had reviewed the current ordinance and had any thoughts of additional updates that might be needed. He said the next step will be to put together a red-lined draft for them to review.

Recording Time: 51:11

B) Continue discussion on updating the Solid Waste Ordinance.

Bryan said this is another one he wanted to check on and see if anybody had any thoughts of necessary updates. Joel said this one will be more extensive to update because it will be more of implementing new ideas to increase the productivity of the facility. Steve Conley said that this could have a drastic effect on how solid waste & recycling is handled in town.

Recording Time: 58:43

7) NEW BUSINESS:

None

8) COMPREHENSIVE PLAN UPDATE:

None

9) ITEMS BY:

• SELECTMEN:

None

• DEPARTMENT HEADS:

Bryan gave a brief description of the Village Partnership Initiative.

He also gave a progress report on the Public Safety Building construction and the Spinning Mill project.

Bryan also talked about the wash out of the shopping center parking lot on Maine Street.

Harvey stated that they might want to look at all of the run-off from the area of the hospital because that might be part of the problem.

Recording Time: 01:14:32

• MEMBERS:

Anjanette mentioned about the trucks using their engine brakes in town. She said there is a very small sign coming into town restricting the use of them but it doesn't seem to work. She asked if anybody had any ideas. Harvey said you will never get the truck drivers to stop using them in town.

Jeff mentioned that that most of the pedestrian crosswalk flashing signs downtown don't work anymore. Bryan said they are solar powered and don't get much sun in some of the spots. Jeff said they should be labeled or bagged over if not working.

Harvey said they want to make sure they use the \$80,000 that was earmarked by KVCAP for the sidewalks up by Mary Street. They don't want to lose that or forget about it.

Recording time: 01:21:27

• CHAIRMAN:

Nothing

- **STAFF:**
Nothing

ADJOURNMENT:

Motion by Jeff McCabe to adjourn at 8:19 p.m., Seconded by Dan Luce. Motion passed 6-0.

Minutes approved on January 17, 2023

Chairman
