

**TOWN OF SKOWHEGAN  
PLANNING BOARD  
MEETING MINUTES**

January 17, 2023

6:00 P.M.

Municipal Building, Council Room

**PRESENT:**

Steve Conley, Chairman  
Derek Chretien, Vice Chairman  
Harvey Austin  
Dan Luce  
Andrew Thorpe  
Randall Franck  
Adrian Sincyr, Alternate  
Jessica Cobb, Planner  
Cynthia Kirk, Recording Secretary

**ABSENT:** Jeff McCabe, Secretary, Anjanette McFarlin, Alternate

**PUBLIC PRESENT:**

Bryan Belliveau, CEO  
Jeff Allen, A.E. Hodsdon  
Steve Govoni, Wentworth & Partners  
John Grohs  
Mark & Debbie Tanner

**1) QUORUM:**

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

**2) MINUTES OF THE January 3, 2023 PLANNING BOARD MEETING TO BE APPROVED:**

Motion by Harvey Austin to approve the January 3, 2023 Planning Board meeting minutes, as written. Seconded by Randall Franck. Motion passed 6-0.

Recording Time: 02:14

**3) SITE PLAN / SUBDIVISION:**

**A) Discussion of the Site Inventory & Analysis submitted by A.E Hodsdon on behalf of The Herget Group for the proposed Skowhegan Self-Storage Expansion to be located at 240 Waterville Rd. (Assessor's Map 9, Lot 74 B-3).**

Jeff Allen from A.E. Hodsdon gave a brief history of the site and the proposed expansion. They are looking to create around 18,000 sq. ft. of additional storage space.

Harvey Austin asked if there is going to be any sort of a detention pond or other options to stop all of the extra water from draining down to the farm in the back. Mr. Allen said that it is not required by DEP because of the amount of new impervious surface they will be creating. So, it is planned to run into the existing wet lands that are behind this project. Mr.

Allen said they can look at the plans to see if there is anything else they can do to divert some of that stormwater elsewhere.

Bryan explained what the next steps will need to be to move forward with the project.

Recording Time: 27:36

**B) Discussion of the Site Inventory & Analysis submitted by Wentworth Partners & Associates, Inc. on behalf of Spinning Mill LLC for the proposed redevelopment of the former Solon Manufacturing Mill from its current standing vacancy into a Brewery Taproom, Hotel and Multi-family Residential Use Occupancy.**

Steve Govoni from Wentworth Partners & Associates gave a presentation of the proposed project. He also discussed the parking requirements and acknowledged that they are short of the 113 required spaces for this project. They currently have 80 spaces. He explained that they are looking to be able to use the municipal parking lot and the park and ride lot as overflow for the people accessing the commercial space.

Harvey Austin asked if there are any other properties on Weston Street that the owners could purchase to turn into parking. Mr. Govoni said he believes that there are discussions happening regarding that but he does not have any details. Andrew Thorpe stated that he thinks that as long as they have designated parking spaces for the overnight occupants in the apartments and the hotel then the additional spaces they need could be used in the other parking lots within the downtown.

Recording Time: 40:23

Mark Tanner spoke to his concerns of the parking situation including the use of the park and ride next to the church and the spaces in front of the apartment building that he owns.

Recording Time: 53:29

Andrew Thorpe asked if there will be any additional stormwater runoff because of this project. Steve Govoni said that the current existing lots are primarily impervious right now. He said that with the changes they are looking to do to the site, it will actually improve the stormwater runoff because they are looking to add more greenspace than what is there now.

Further discussion of the parking spaces and other aspects of the project.

Recording Time: 01:39:25

Discussion and decision on the waiver requests for submission requirements for this project.

Waiver #1- Subsection 2.1 *All applicants* Part a *General Information* Item (10)  
Motion by Andrew Thorpe to approve waiver #1. Seconded by Randall Franck. Motion passed 6-0.

Waiver #2- Subsection 2.1 *All applicants* Part b *Existing Features* Item (1)  
Motion by Derek Chretien to approve waiver #2. Seconded by Andrew Thorpe. Motion passed 6-0.

Waiver #3- Subsection 2.1 *All applicants Part c Proposed Development Activity Item (2)*  
Motion by Randall Franck to approve waiver #3. Seconded by Andrew Thorpe. Motion passed 6-0.

Waiver #4- Subsection 2.1 *All applicants Part a General Information Item (5)*  
Motion by Harvey Austin to deny waiver #4 at this time, to allow the applicant an opportunity to come up with an alternate parking plan. Seconded by Derek Chretien. Bryan explained that by denying this waiver the project can move forward but they will need to somehow come up with those required spaces. Steve Conley asked if they could modify the requirement so they only need designated spaces for the residents and hotel guests and use the municipal parking lot for the commercial business customers. Harvey said that Steve should be able to have time to work with the owners to see what other options may be available.

Motion passed 6-0.

Waiver #5- Subsection 2.1 *All applicants Part a General Information Item (13)*  
Motion by Derek Chretien to approve waiver #5. Seconded by Adrian Sincyr. Motion passed 6-0.

Waiver #6- Subsection 2.2 *Major Developments Item (3)*  
Motion by Andrew Thorpe to approve waiver #6. Seconded by Adrian Sincyr. Motion passed 6-0.

Waiver #7- Subsection 2.2 *Major Developments Item (4)*  
Motion by Dan Luce to approve waiver #7. Seconded by Andrew Thorpe. Motion passed 6-0.

Recording Time: 02:02:13

**4) ITEMS BY THE PUBLIC:**

John Grohs spoke about possibly starting up a recycling committee to help with educating people and increasing out recycling efforts in this town. There is a lot of material that they are paying to get rid of from our residents when instead they could be recycling it and making money.

Recording Time: 02:11:49

**5) COMMUNICATIONS:**  
**None**

**6) UNFINISHED BUSINESS:**  
**None**

**7) NEW BUSINESS:**

**A) Discussion and decision on the Shoreland Zoning Application submitted by Wentworth Partners & Associates, Inc. on behalf of Spinning Mill LLC for the proposed redevelopment of the former Solon Manufacturing Mill from its current standing vacancy into a Brewery Taproom, Hotel and Multi-family Residential Use Occupancy.**

Steve Govoni explained this Shoreland Zoning Application to the Board.

Motion by Andrew Thorpe to approve the Shoreland Zoning Application submitted by Wentworth Partners & Associates, Inc. on behalf of Spinning Mill LLC for the proposed redevelopment of the former Solon Manufacturing Mill. Seconded by Dan Luce. Motion passed 6-0.

Recording Time: 02:11:49

**B) Discussion and decision on the Flood Hazard Permit Application submitted by Wentworth Partners & Associates, Inc. on behalf of Spinning Mill LLC for the proposed redevelopment of the former Solon Manufacturing Mill from its current standing vacancy into a Brewery Taproom, Hotel and Multi-family Residential Use Occupancy.**

Bryan explained that Steve Govoni is basically asking for a waiver of the flood proofing requirements. This is a waiver that the Planning Board cannot approve so essentially they would need to deny this Flood Hazard Permit. Then Steve Govoni can make his case for this waiver to the Zoning Board of Appeals.

Motion by Derek Chretien to deny the Flood Hazard Permit Application submitted by Wentworth Partners & Associates, Inc. on behalf of Spinning Mill LLC for the proposed redevelopment of the former Solon Manufacturing Mill. Seconded by Andrew Thorpe. Motion passed 6-0.

Recording Time: 02:23:10

**8) COMPREHENSIVE PLAN UPDATE:**

None

**9) ITEMS BY:**

**• SELECTMEN:**

Steve Govoni said he is glad that they are working on cleaning up a lot of our ordinances. He also spoke in regards to all of this development that is happening in town and it is very exciting.

Recording Time: 02:25:11

**• DEPARTMENT HEADS:**

Bryan had nothing to discuss.

**• MEMBERS:**

Randall Franck is very excited to see this project on the Island move forward onto completion. That building has been vacant for a long time and it's great to see it coming back to life.

Adrian Sincyr said he is exciting to on the Planning Board and looks forward to working with everyone.

**• CHAIRMAN:**

Nothing

**• STAFF:**

Nothing

**ADJOURNMENT:**

Motion by Derek Chretien to adjourn at 8:25 p.m., Seconded by Dan Luce. Motion passed 6-0.

**Minutes approved on February 7, 2023**

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**Chairman**

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