

**TOWN OF SKOWHEGAN
PLANNING BOARD
MEETING MINUTES**

February 7, 2023

7:00 P.M.

Municipal Building, Council Room

PRESENT:

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

ABSENT: Derek Chretien, Vice Chairman, Harvey Austin

PUBLIC PRESENT:

Bryan Belliveau, CEO
Jessica Cobb, Planner
Steve Govoni, Wentworth & Partners

1) QUORUM:

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

2) MINUTES OF THE January 17, 2023 PLANNING BOARD MEETING TO BE APPROVED:

Motion by Andrew Thorpe to approve the January 17, 2023 Planning Board meeting minutes, as written. Seconded by Randall Franck. Motion passed 6-0.

Recording Time: 01:06

3) SITE PLAN / SUBDIVISION:

None

4) ITEMS BY THE PUBLIC:

None

5) COMMUNICATIONS:

None

6) UNFINISHED BUSINESS:

None

7) **NEW BUSINESS:**

A) 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. A variance for this Flood Hazard permit was granted by the Zoning Board of Appeals on February 2, 2023.

Steve Govoni reviewed this Flood Hazard Permit Application to the Board. He stated that the Zoning Board of Appeals has reviewed this permit and granted the variance on February 2, 2023. Joel said it granted under article 6 in section L of the ordinance.

Andrew Thorpe asked about the application and some blank areas in it. Bryan Belliveau explained that some of that information is not necessary within the AE zone and some of it gets filled out after the fact.

Steve Conley asked how much did the elevations change. Bryan said around 2.5 feet at least.

Motion by Dan Luce to approve 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 Anjanette McFarlin. Motion passed 6-0.

Recording Time: 11:17

B) Discussion regarding the information that Bryan Belliveau has received from GeneralCode regarding the updating and formatting of all of the town's ordinance.

Bryan reviewed the proposal that GeneralCode has provided to them. This would allow them to update and format all of the ordinances at once. He said they can look at the Town of Madison's website and see how it would be set up. It is just like how the building codes are set up for him to use online. You can do word searches within the document which would be very helpful for our citizens as well as contractors. Bryan said the price is kind of steep at around \$15,000.00 and it would be a 2 year project. He is looking to put money into this year's budget for this.

Jeff McCabe asked about the maintenance fee. Bryan said it is around \$1,200.00 annually for the maintenance fee which includes a review of any legislative bills and/or laws that are passed and notify us if we need to update our ordinances because of it.

Steve Conley said he is concerned that they would only have 30 days to review the changes that were made. Bryan said they would only be taking our ordinances and updating just the ones that need it. Everything would come back to us redlined showing what changes were made. Bryan said he would hope that as they get each ordinance completed, they would get it from them to review so they aren't playing catch up.

Joel asked how this would go to town meeting. Bryan said it would basically be a repeal and replace on the town warrant. Bryan said this project will have to go out to bid because of the amount so the price may change if they can get it cheaper.

Andrew said it is a great idea to work to make thing easier for our citizens and developers.

Motion by Jeff McCabe to recommend to the Selectmen that we move forward with the updating and reformatting of all of the ordinances by using either GeneralCode or another entity. Seconded by Andrew Thorpe. Motion passed 6-0.

Recording Time: 30:13

8) COMPREHENSIVE PLAN UPDATE:

None

9) ITEMS BY:

• SELECTMEN:

None

• DEPARTMENT HEADS:

Bryan gave an update on projects. He said Sappi’s expansion will be coming before them soon. He will also be checking in with the Mary Street project tomorrow. He will also be going to the Spinning Mill project tomorrow for a second-floor framing inspection.

Steve Conley asked about the fiber project with Consolidated Communications. Bryan said he believes that they are looking to start in the spring. There will also be some information going up on the towns’ website soon.

Bryan also mentioned the fire at Gifford’s and the town will be reaching out to them to see how we can help.

Recording Time: 35:08

• MEMBERS:

Nothing

• CHAIRMAN:

Nothing

• STAFF:

Joel said that the next meeting might be quite busy with a couple public hearings on projects and possibly other ones coming in for Site Inventory & Analysis.

ADJOURNMENT:

Motion by Jeff McCabe to adjourn at 7:36 p.m., Seconded by Anjanette McFarlin.

Motion passed 6-0.

Minutes approved on February 21, 2023

Chairman
