

TOWN OF SKOWHEGAN
PLANNING BOARD
MINUTES
February 17, 2026
Council Room, Municipal Building
6:00 pm

PRESENT:

Steve Conley, Chairman
Dan Luce
Anjanette McFarlin
Tonja Lary, Recording Secretary

Andrew Thorpe, Secretary
Randall Franck
Turner Allen, Town Planner

ABSENT: Jeff McCabe, Vice-Chairman; Michelle Kelso, Erin Scally

PUBLIC PRESENT: Aaron Crocker, Code Enforcement Officer; Albert Kang, Suzhu Mei, Jodi Taylor, Attorney Tom Ferris, Jake Freudberg, Ryan Johnston, Fire Chief

1) QUORUM

The Planning Board Meeting was called to order. A quorum was present.

2) MINUTES OF THE February 3, 2026, PLANNING BOARD MEETING
TO BE APPROVED.

A motion was made by Andrew Thorpe to approve the meeting minutes of February 3, 2026. The motion was seconded by Dan Luce. The motion was approved 5-0.

3) SITE PLAN/SUBDIVISION/FLOOD HAZARD/SHORELAND ZONING

A) Discussion and Decision on a Minor Site Plan Review for development of a Medical Cannabis Cultivation Facility to be located at 667 Waterville Rd., (Assessor's Map 14, Lot 1-B), Skowhegan, Maine.

Albert Kang, representing the project, explains the history of the project, including initial inquiries and the approval process with Bryan Belliveau, the former code enforcement officer. He noted that he acts as a consultant for the entity that leases the space to help them navigate through the permitting process with the State of Maine. In July 2025, they

moved in a mobile home for the tenants to live in while working at the facility on the property. He explained the situation causing a new septic tank to be installed. He had followed up on requirements from the Code Enforcement officer that the drain in the kennel be filled in, the egress situation was resolved, fire extinguishers installed, a fire department lockbox and exit signs had been installed. He feels they have gone above and beyond what was asked for to be compliant with code. He has dealt with the Fire Chief on obtaining the lockbox that was recommended. He noted the additional safety measures taken to include multiple cameras and motion detector lights.

Steve Conley and other members sought clarification on the compliance status with the Fire Chief Ryan Johnston. Ryan discussed the possible upcoming NFPA standard on marijuana facilities requiring sprinkler systems. He had discussed those issues with Albert, noting that a sprinkler system is costly and that he would not be able to be “grandfathered” because of an existing operation. Ryan noted that his concerns had been addressed by the applicant and they had been working together for the past two weeks.

Steve noted that he was reading from the Findings of Fact and Conclusion of Law from the Staff Review Meeting and noted that in #18 the Police Chief has not approved security and safety design aspects of the development. He asked Mr. Kang if he had talked with the Police Chief about what the concerns were. Albert replied that the operation is all about safety and they make sure that there are multiple cameras, multiple motion detectors and motion lights and that the facility is locked. This is generally what any Sheriff is concerned with in the other towns that they have operations in. He noted that if there are specific items that he needs to do, then he will. These are also OCP rules and regulations.

Tom Ferris, attorney for Albert Kang, questioned whether the concerns of the Police Chief were just a reiteration of the decision based on the Fire Chief’s concerns, noting that nothing has been seen from the Police Chief indicating there is anything that the applicant needs to do. Andrew Thorpe noted that it is one of the normal pieces of documentation and review that are normally required for the board to do a site review.

Attorney Ferris asked if a continuation would be acceptable to coordinate with the Police Chief.

Steve Conley noted that in his 15 years of being on the Planning Board he does not recall having to approve anything that was denied by the staff review committee. He wants to make sure that it is done correctly, noting that the town has been willing to work with people if they are cooperating and trying to do what is right. They will look at tabling the item to give them a few weeks to gather information and will look at it at the next meeting on March 3.

Albert expressed concern about the timeline for renewing the OCP license, with expires in March or April. The board members agree to send a letter to the Police Chief to clarify the concerns and gather the necessary information.

A motion was made by Anjanette McFarlin to table the discussion and decision until the March 3, 2026 meeting. This was seconded by Andrew Thorpe. Motion passed 5-0.

B) ITEMS BY PUBLIC

None

C) COMMUNICATIONS

D) UNFINISHED BUSINESS

E) NEW BUSINESS

F) ITEMS BY:

A) Selectmen – none present

B) Department Heads -no reports

C) Members –

 Randall asked about plowing of walkway inside of Coburn Park.

D) Chairman – no report

E) Staff – Turner noted that the Solar Ordinance Survey is ready to be reviewed by the Board. Once approved, it will be placed on the KVCOG website.

A motion was made by Dan Luce and seconded by Adrew Thorpe to adjourn the meeting.
Motion passed 7-0.

Meeting adjourned at 6:54 pm.

Minutes approved on March 3, 2026

Chairman
