

**TOWN OF SKOWHEGAN
PLANNING BOARD
MEETING MINUTES**

February 21, 2023

6:00 P.M.

Municipal Building, Council Room

PRESENT:

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

ABSENT: None

PUBLIC PRESENT: See attendance sheet.

Public hearing opened at 6:00 PM, to hear any comments on the following project:

Site Plan application 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).

Jon Moody, Superintendent of MSAD 54, said he is happy to be back with another exciting project and he is here to answer any questions.

Patrick Carroll from Carroll Associates gave a brief description of the proposed project.

Steve Conley asked if anybody had any questions or comments from the public.

Steve Govoni said that the Sidewalk Committee and the Village Partnership Initiative have been working closely with the school district regarding the sidewalk network in this area of the new school. He said those committees are 100% in favor of this project and happy to work with the school in creating a more pedestrian friendly town.

Harvey Austin asked if they are planning on putting any solar panels at the school. Pat Carroll said that they are planning for that hopefully in the future when funding becomes available for it.

Public hearing closed at 6:14 pm

recording time 17:21

Public hearing opened at 6:14 PM, to hear any comments on the following project:

Site Plan application submitted by Wentworth Partners & Associates 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.

Dash Davidson said he is one of the owners of the Spinning Mill project and wanted to say he is happy to be hear to talk about the project and get feedback from the public about the project. He stated that some of the interior prep work has been started and it is nice to see the lights on in there again.

Steve Govoni from Wentworth Partners & Associates gave a brief description of the project. He said based on the requests from the Planning Board during the Site Inventory & Analysis, they have been able to come up with 86 parking spaces for the apartments and hotel rooms.

Steve Conley asked if anybody had any questions or comments from the public.

Public hearing closed at 6:24 pm

recording time 27:30

1) QUORUM:

Planning Board Meeting called to order at 6:25 P.M. Quorum was present.

2) MINUTES OF THE February 7, 2023 PLANNING BOARD MEETING TO BE APPROVED:

Motion by Jeff McCabe to approve the February 7, 2023 Planning Board meeting minutes, as written. Seconded by Dan Luce. Motion passed 6-0.

Recording Time: 28:26

3) SITE PLAN / SUBDIVISION:

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

Steve Conley asked if any Planning Board members had questions.

Randall Franck asked about the lift station issue. Andy Johnston stated that the lift station will be upgraded by the town by the time the school is planning to open.

Jeff McCabe asked about the East Maple and East streets and if people will continue to be able to access them when school is in session. Pat Carroll said they will and there will be a connecting roadway between those 2 streets as well on the school's property that will be a one-way.

Joel Greenwood inquired about the existing baseball field. He said the plan is to create a new baseball field at the community center to replace this one that is being removed. He asked if this will be happening at the same time period or is there going to be a gap. Jon Moody said they just finished closing on the property and the check has been sent to the town so it will be up to them when they start construction on a new field. Unfortunately, there will be a gap where a field is not available.

Steve Conley asked if they plan on replacing the tennis courts as well. Jon Moody said yes, they will be replaced at the community center.

Motion by Jeff McCabe to approve the Site Plan application as submitted by Carroll Associates for the new Skowhegan Community School. Seconded by Derek Chretien. Motion passed 6-0.

Motion by Jeff McCabe to forgo having Joel Greenwood read aloud the Findings of Facts and Conclusions of Law. Seconded by Derek Chretien. Motion passed 6-0.

Recording time 43:18

- B) Discussion and decision on the Site Plan 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 Conley asked if any Planning Board members had any questions.

Harvey Austin stated that he is really concerned for Mark and Deb Tanner and them having any access or parking spots for their apartment building. He said they have used those parking spaces in front of their building for many years now. Harvey said if they come back and claim adverse possession that could cause issues for this entire project. Steve Govoni said that those spaces are located on the Spinning Mill property and they have been designated as parking spaces for the Spinning Mill project. He also said that the owners and the project managers have been working with all of the abutters to this project the best they can. Harvey said that he would want them to have something worked out with the Tanners before he can support moving forward with this project.

Steve Conley stated that it is the Planning Boards job to review these projects to make sure that they meet the criteria of the town's ordinances only. He said that issue with parking is not up to them to solve. This is an issue that needs to be resolve between the 2 landowners either on their own or by the courts. Joel Greenwood stated that the Planning Board needs to consider the facts of the project at the time of the application and decision. They can't base their decision on what might happen in the future between the landowners.

Jeff McCabe said that there is always the appeal process if they don't agree with the decision that the Planning Board makes.

Andrew Thorpe asked what will be been done to designate the parking spaces for the hotel and the apartments. Joel Greenwood explained what is allowable in the Site Plan Ordinance regarding parking.

Recording time 01:03:00

Joel Greenwood also said it probably is not in the best interest of the Planning Board to get involved with any agreements that would be made between the landowners regarding parking. Eric Pfeffer explained the procedures that they use to assign parking spaces for the residents and hotel guests.

There was additional discussion regarding parking.

Motion by Jeff McCabe to approve the Site Plan application as submitted by Wentworth Partners & Associates for the Maine Spinning Mill Development Project with the following condition:

The parking requirements of the Ordinance are met via parking as assigned on the site plan and upon agreement with the town of Skowhegan that 25 spaces be accommodated via existing municipal parking lots as allowed per Ordinance Provision.

Seconded by Randall Franck. Motion passed 5-1.

Motion by Jeff McCabe to forgo having Joel Greenwood read aloud the Findings of Facts and Conclusions of Law. Seconded by Derek Chretien. Motion passed 6-0.

Recording time 01:34:07

4) **ITEMS BY THE PUBLIC:**
None

5) **COMMUNICATIONS:**
None

6) **UNFINISHED BUSINESS:**
None

7) **NEW BUSINESS:**
None

8) **COMPREHENSIVE PLAN UPDATE:**
None

9) **ITEMS BY:**

• **SELECTMEN:**

Steve Govoni said it's very exciting to see so many projects happening in town right now.

• **DEPARTMENT HEADS:**

Bryan said he is all set.

• **MEMBERS:**

Jeff McCabe asked about the pedestrian lights in the downtown and on Madison Avenue. He is curious if they are going to be working at all in the near future. Steve Govoni said he will get an update for them.

• **CHAIRMAN:**

Nothing

• **STAFF:**

Joel said they will have a couple applications coming in soon from Sappi for their mill expansion and a borrow pit expansion.

ADJOURNMENT:

Motion by Derek Chretien to adjourn at 7:34 p.m., Seconded by Dan Luce. Motion passed 6-0.

Minutes approved on March 7, 2023

Chairman
