

**TOWN OF SKOWHEGAN
PLANNING BOARD
MEETING MINUTES**

April 4, 2023

7:00 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
Jessica Cobb, Planner
Cynthia Kirk, Recording Secretary

ABSENT: None

PUBLIC PRESENT: See attendance sheet.

Public hearing opened at 7:00 PM, to hear any comments on the following project:

Major Site Plan application submitted by New Balance Athletic Shoe, Inc. for the property located on Walnut Street (Assessor's Map 22, Lots 87, 94-1, 96 & 96-1). The proposed project is to construct a 120,000 sq. ft. single-story addition to the existing 5-story factory building with an additional 20,000 sq. ft. of the existing building being renovated.

Rick Dunton gave a brief presentation of the proposed project and asked if there were any questions.

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

No questions from the public.

recording time 06:10

Major Site Plan 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 gave a brief presentation of the proposed project.

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

No questions from the public.

Public hearing closed at 08:06 pm

recording time 08:03

1) QUORUM:

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

2) MINUTES OF THE March 21, 2023 PLANNING BOARD MEETING TO BE APPROVED:

Motion by Jeff McCabe to approve the March 21, 2023 Planning Board meeting minutes, as written. Seconded by Randall Franck. Motion passed 6-0.

Recording Time: 28:26

3) SITE PLAN / SUBDIVISION:

A) Discussion and decision on the Major Site Plan application submitted by New Balance Athletic Shoe, Inc. for the property located on Walnut Street (Assessor's Map 22, Lots 87, 94-1, 96 & 96-1). The proposed project is to construct a 120,000 sq. ft. single-story addition to the existing 5-story factory building with an additional 20,000 sq. ft. of the existing building being renovated.

Steve Conley asked if any Planning Board members had questions.

Harbey Austin asked if the New Balance factory in Norridgewock is going to be affected by this project. Pete Martell stated that there is such a demand for their products that they will still need the factory in Norridgewock as well as in Skowhegan. Therefore, Norridgewock will not be affected at all.

Jeff McCabe asked about the lot that New Balance owns on Mt. Pleasant Avenue. He said he had heard something about that lot being fenced in and used for storage of trucks. Rick Dunton said it is planned to use that for secure storage of their trucks and shipping containers. He said a site plan application will be submitted for that project separately.

Derek Chretien asked about any increase in truck traffic. Rick Dunton said that there shouldn't be much of increase in trucks.

Steve Conley asked about the lighting in the parking lot. Rick Dunton reviewed what lighting is planned for the site. He said there is no light bleeding outside of the property lines and there is good coverage within the parking lot. Steve also asked how tall the privacy fence in the back is going to be. Rick said it will be 7 feet tall. Steve asked if that will be tall enough to keep the truck lights from shining into the homes behind the site. Rick said it will be tall enough.

Jeff McCabe said he wanted to make sure people know that a lot of their questions were actually answered by New Balance during the site visit.

Motion by Jeff McCabe to approve the Site Plan application as submitted by New Balance Athletic Shoe, Inc. for the property located on Walnut Street (Assessor's Map 22, Lots 87, 94-1, 96 & 96-1). Seconded by Andrew Thorpe. Motion passed 6-0.

Motion by Jeff McCabe to forgo having Jessica Cobb read aloud the Findings of Facts and Conclusions of Law. Seconded by Dan Luce. Motion passed 6-0.

Recording time 18:19

(the Planning Board took a short break to sign the New Balance Site Plan)

B) Discussion and decision on the Major Site Plan 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).

Steve Conley asked if any Planning Board members had any questions.

Harvey Austin asked how many trees do they plan on planting along the property line between the new storage units and the neighbor right beside them. Jeff Allen said he believes it will be around 6-8 red cedar trees. Jeff Allen also said that those trees should actually increase the buffering that is there now.

Motion by Jeff McCabe to approve the Site Plan application as 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) with the condition that a Permit-by-Rule is received by the DEP before any construction begins. Seconded by Derek Chretien. Motion passed 6-0.

Motion by Jeff McCabe to forgo having Jessica Cobb read aloud the Findings of Facts and Conclusions of Law. Seconded by Dan Luce. Motion passed 6-0.

Recording time 31:42

(The Planning Board took a short break to sign the Skowhegan Self Storage Site Plan)

C) Discussion and decision on the proposed amended Site Plan submitted by Wentworth Partners & Associates, Inc. on behalf of Spinning Mill LLC for the redevelopment of the former Solon Manufacturing Mill. (Original Site Plan was approved by the Planning Board on February 21, 2023).

Steve Govoni who is representing Spinning Mill LLC. has come forward with an amended site plan to mitigate the appeal that was filed by the Federated Church regarding the entrance being on both the Spinning Mill property and the church property. Steve explained that they have moved the entrance completely onto the Spinning Mill property now. In that process they did in fact lose 2 parking spaces. However, they number of 1-bedroom units inside the building have been decreased due to market research and leasing requests. By doing that is has decreased the amount of parking spaces required by the Site Plan Ordinance. Steve Govoni pointed out all of the changes on the amended plan.

Harvey Austin asked if they are looking to land lock the apartment building that Mark and Debbie Tanner own beside this project. Steve Govoni said that their property was already land locked before this project came about. Harvey said it is even worse with a proposed fence on this new plan going all around the Spinning Mill project.

Mark Tanner spoke about having his apartment building land locked and reviewed the deeds that he has found for his property going back to 1922. It does mention an easement/ right of way in these deeds for his building.

Harvey said he would like to table this discussion until this gets straightened out between the land owners, the surveyors and their attorneys.

Steve Govoni said that if the parking spaces can be allotted differently by the Planning Board then they would have more room to work with the Tanners and the Church.

Jeff McCabe said maybe the Planning Board should review this with the town attorney before moving forward.

Motion by Harvey Austin to table this discussion until an agreement can be made between all of the landowners. Seconded by Jeff McCabe. Motion failed 3-4.

Recording time 57:47

Harvey said he feels that the proposed fence by the Spinning Mill is more of a grudge fence than just a boundary fence.

Dan Luce said he feels that they are stepping out of the realm of what they can actually do right now as a Planning Board. He feels that this needs to be dealt with between the land owners and their attorneys.

Further discussion about the right of way and the parking spaces.

Recording time 01:17:50

Motion by Andrew Thorpe to table this discussion to allow the property owners to come up with an agreement. Seconded by Jeff McCabe. Motion passed 6-0.

Recording time 01:24:17

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 that Jason Finley and his crew has done a great job this winter.

• DEPARTMENT HEADS:

Nothing

• MEMBERS:

Jeff McCabe mentioned the workshop that was held by the Selectmen regarding the ballfields.

• CHAIRMAN:

Nothing

• STAFF:

Nothing

ADJOURNMENT:

Motion by Derek Chretien to adjourn at 8:30 p.m., Seconded by Harvey Austin. Motion passed 6-0.

Minutes approved on April 18, 2023

Chairman
