

**TOWN OF SKOWHEGAN
PLANNING BOARD
MEETING MINUTES**

July 7, 2020

7:00 P.M.

Council Room, Municipal Building

PRESENT:

Steve Conley, Chairman
Todd Smith, Vice Chairman
Stephen Gould, Secretary
Steve St. Pierre
Kris Laney
Joel Greenwood, Planner
Cynthia Kirk, Recording Secretary

ABSENT: Harvey Austin, Brady Chapman

PUBLIC PRESENT:

Bryan Belliveau, Code Enforcement Officer
Police Chief David Bucknam
Steve Govoni, Wentworth Partners & Associates

Steve Conley, Chairman opened the public hearing, at 7:00 PM, to hear any comments on the proposed Subdivision Application for York Holdings, LLC submitted by Wentworth Partners & Associates located on Bigelow Hill Rd. He explained that comments on this proposed subdivision will be received via Facebook live as well as conference call by calling 1-833-623-0145 and enter participant code 635348.

Steve Govoni from Wentworth Partners & Associates gave a brief description of the proposed subdivision. He explained that the owners are looking to develop 3 more residential duplexes on this property. There are already duplexes on the other lots they own in front of this new lot they are looking to develop. Each duplex will be on its own lot with its own well and septic. So, the subdivision will have 5 lots total when they are done.

Steve Conley asked if anyone from the public would like to comment or ask questions. No comments or questions were received.

Steve Conley closed the public hearing at 7:08 pm

1) **QUORUM:**

Planning Board Meeting called to order at 7:08 P.M. Quorum was present.

2) **MINUTES OF THE June 2, 2020 PLANNING BOARD MEETING TO BE APPROVED:**

Motion by Stephen Gould to approve the June 2, 2020 Planning Board meeting minutes, as written. Seconded by Todd Smith. Motion passed 4-0.

3) SITE PLAN/SUBDIVISION

A) Discussion and decision on the proposed York Holdings Subdivision to be located on Bigelow Hill Road.

Steve Conley asked if anyone had any further questions for Steve Govoni regarding this subdivision application. There were none.

Motion by Todd Smith to approve the York Holdings Subdivision application with no conditions. Seconded by Steve St. Pierre. Motion passed 3-0-1 (Stephen Gould abstained).

Joel Greenwood read the Findings of Fact for the York Holdings Subdivision.

Motion by Todd Smith to forgo the reading of the Conclusions of Law. Seconded by Steve St. Pierre. Motion passed 3-0-1 (Stephen Gould abstained).

4) ITEMS BY THE PUBLIC:

None

5) COMMUNICATIONS:

None

6) UNFINISHED BUSINESS:

A) Discussion on the proposed Needle Exchange Program Ordinance.

Chief Bucknam said that everyone should have a copy of the draft of the ordinance with his recommendations that Joel has put together. Chief said they have put in the ordinance that these sites would not be allowed to be mobile. There would be a designated brick and mortar location for them to set up at. Joel asked if there are certain area that they would like to restrict. Chief Bucknam said they would like to keep it away from schools, playgrounds and mostly residential areas. Joel said we have done this in other ordinance as well and created certain areas around these spots that they could use. Chief said that he would like to see this ordinance as restrictive as they can because this program was supposed to take months to get approved through the CDC and it only took weeks. Therefore, the operator of this program is scrambling to get everything in place and not really taking the time to see what each individual town would like to see. The same guidelines they are using in the big cities are not going to work in our small town.

Steve Conley said in the proposed ordinance it states that the location would be approved by the Police Chief only. Steve said he is concerned with having only one person in charge because the next Police Chief might not feel the same way as he does. Chief Bucknam said they can certainly add the Selectmen as the deciding people as well.

Steve St. Pierre said he would like to see them set up at a medical type setting such as the hospital so they have professionals there to help.

Todd Smith asked Chief Bucknam if the group wanting to do this program has asked for specific dates or times they want to operate and how they would get the word out to people. Chief Bucknam said they have told him that they are going to be notifying the public of the dates and times they will be in a location. They have mentioned using Facebook and other social media platforms to get the word out when they are here.

Cindy said that in the other ordinances it is a 750' prohibited area from schools, playgrounds etc. Steve Conley said it he would like to keep this ordinance consistent with the other town ordinance. Everyone agreed. Joel said he can have an updated draft of the proposed ordinance for the next meeting in 2 weeks for them to review.

B) Discussion on the proposed Fireworks Ordinance.

Todd Smith said he has spoken with Chief Bucknam regarding the number of complaints he received over the 4th of July holiday this past weekend. The Chief checked his records and found no complaints were made. He said he doesn't think that this town has an issue with fireworks and we already have the State laws that we follow now. After further discussion it was decided to send a letter to the Selectmen stating that the Planning Board does not believe that a Fireworks Ordinance would be a benefit to the town at this time.

Motion by Kris Laney to send this letter to Selectmen. Seconded by Steve St. Pierre. Motion passed 5-0.

C) Discussion and decision on the proposed updates to the Shoreland Zoning Ordinance.

Joel explained that these administrative updates are being made to bring our ordinance into compliance with State of Maine DEP regulations regarding timber harvesting. The town has already opted in with option 1 with put the State in charge of timber harvesting in any Shoreland Zones.

Motion by Stephen Gould to send this amended Shoreland Zoning ordinance to the Selectmen for their review and approval. Seconded by Todd Smith. Motion passed 5-0.

7) NEW BUSINESS:

8) ITEMS BY:

a) SELECTMEN:

None

b) DEPARTMENT HEADS:

Bryan Belliveau said he has been contacted by Jamie Swett who is looking to sell a piece of his property to an abutting neighbor within their subdivision. He said as far as he has seen in the ordinance it would require a full subdivision review for this small interior change. Steve Conley said it seems like an undue burden on the taxpayer. Bryan agreed. Stephen Gould said it is a State law that any revisions to a subdivision have to be approved and signed by the Planning Board however as far as the application process for the revision is concerned, he said it does sometimes feel very tedious and unnecessary. He also said he feels there are a lot of other things that need to be updated in that ordinance.

c) MEMBERS:

Todd asked if there has been any update on the KVCAP project on Mary Street. Bryan said he hasn't seen anything.

d) CHAIRMAN:

e) STAFF:

Joel advised them that the Bigelow Brewery project at 7 Island Ave. has now submitted an official application for the Site Plan review of the old mill project. It has been determined complete. This will be reviewed as a minor development therefore it will only be going to the Staff Review Committee for review and approval.

9) ADJOURNMENT:

Motion by Stephen Gould to adjourn at 8:46 p.m., Seconded by Todd Smith.

Motion passed 5-0.

Minutes approved on July 21, 2020.

Chairman
