

**TOWN OF SKOWHEGAN  
PLANNING BOARD  
MEETING MINUTES**

January 3, 2017

7:00 P.M.

Council Room, Municipal Building

**PRESENT:**

Ned Goff, Chairman

Todd Smith, Vice Chairman

Steve Conley, Secretary

Stephen Gould

Harvey Austin (arrived at 7:10 pm)

Joel Greenwood, Planner

Cynthia Kirk, Recording Secretary

**ABSENT:**

Chris Kruse

Steve St. Pierre

**PUBLIC PRESENT:**

Randall Gray, Code Enforcement Officer

Olivia Gray

**1) QUORUM:**

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

**2) MINUTES OF THE December 6, 2016 PLANNING BOARD MEETINGS TO BE APPROVED:**

Motion by Steve Conley to approve the December 6, 2016 Planning Board meeting minutes, as written. Seconded by Stephen Gould, Motion passed 3-0.

**3) SITE PLAN**

None

**4) ITEMS BY THE PUBLIC:**

None

**5) COMMUNICATIONS:**

None

**6) UNFINISHED BUSINESS:**

**A) Continue discussion of a possible Good Neighbor Standards/Property Maintenance ordinance and a Fees ordinance.**

Ned Goff asked Randy Gray if he felt as though this is something that we need here in town. Randy said he does believe that this is something that might be needed. He has had a terrible time this year with small junkyards at apartment buildings and individual houses. Even landlords are coming in and asking for his help to get the tenants to clean up their trash and debris that they have left scattered around. He said the larger junkyards are easier for him to get cleaned up by using the Automobile Graveyard / Junkyard State law. Randy said if they had some sort of property maintenance ordinance in place it would help him a lot. Joel said

at the last meeting he had provided all of them with examples of other towns property maintenance ordinance to take a look at. Steve Conley asked if the Selectmen had said when they would like to have something from them. Ned said he thought they would like to have something ready for the annual town meeting in the spring. Harvey said he feels they have a lot more important things to worry about then coming up with a new ordinance to tell people what they can and can't do with their property. Joel said they have been asked by the Selectmen to come up with some sort of ordinance however they do have to consider that whatever they come up with will have to cover all properties in the town since there is no zoning. That could pose some issues since there are so many different types of areas in town such as the downtown and very rural areas. Harvey stated he does not think they need this and Randy does a good enough job getting things cleaned up when needed. Steve Gould said that he would like to see some sort of ordinance in place to help Randy with these situations. Harvey said what some people might consider as junk in these yards could be someone else's treasures. He is opposed to taking people's rights away.

Joel said the examples he gave them at the last meeting from Madison and Fairfield are different. Fairfield's ordinance is a lot more strict where as Madison's is much more general. Joel said that they would need to decide if they want to pursue this in the first place. Then after they decide that then they would need to look at how specific they would want to be in the proposed ordinance. Ned said he doesn't think they should have an ordinance that tells people when to mow their lawns or do repairs to their home however if someone has 20 bags of garbage in their yard that that would be an issue they could regulate. Steve Conley said that he agrees that they should focus more on the public health and safety issues with garbage being thrown everywhere and not worry so much about lawn and building maintenance. Joel said they could certainly choose what they want in the proposed ordinance. Ned said the ground maintenance standards in the Madison Ordinance seem to fit what he would like to see in their ordinance. He doesn't really want to get into lawn maintenance standards or building maintenance. Todd Smith said he agrees that they should focus more on such things as household trash and debris and not on lawn care. Randy said there is some good language in the Automobile Graveyard/ Junkyard law that they could use regarding mattresses, appliances and construction debris. He said those are a lot of the items that they are finding. Steve Gould also suggested talking with Madison and seeing how their ordinance is working. Randy said he could do that. Ned suggested they think of some ideas that they might want to see or not see in a proposed ordinance and continue this discussion next time.

#### **B) Continue discussion on the Recreational Marijuana Ordinance.**

Harvey said that if we are going to be looking at banning marijuana in town then we should also at the same time look at why we are promoting drinking alcohol in town so much with all of the breweries and alcohol related events that seem to now happen here in town. He said he feels as though alcohol is as bad a drug as marijuana is.

Steve Conley asked where the town manager stood as far as doing a moratorium here in town. Joel said that at the last meeting they were asked to look at putting together an ordinance to ban marijuana retail locations as well as marijuana social clubs in town. He also said that at this point his opinion is that there really isn't any point for a moratorium because there is still around a 9 month time period for the State to come up with all of the rules and licensing procedures. Joel said one of the options they have is to do nothing and allow these establishments in town but maybe come up with their own standards for the town. The other thing they can do is come up with an ordinance that would ban marijuana retail stores and social clubs. He was asked to come up with an ordinance banning it completely in town so he gave everyone a copy of what he has come up with. Steve Conley asked if there was any way they could ban people from smoking marijuana in public here in town. Joel said there isn't.

Joel reviewed the sample ordinance he gave them. Ned said another thing they should consider is this could bring revenue to the town if they don't ban it. He said it's no different than our townspeople going out of town and spending money on fireworks and then bringing them back into town and being able to shoot them off. He is wondering if will they be missing out on town revenues if they ban it? Stephen Gould said that he agrees with Ned that this could bring another tax base into the town if they allow it. Joel said they could amend the ordinance to allow manufacturers only. Todd said he understands what Ned and Stephen Gould are saying but he thinks that the ordinance to ban it is what they were asked to come up with.

Motion by Steve Conley to send the draft ordinance banning marijuana retail shops and social clubs in the Town of Skowhegan to the Selectmen for their review. Seconded by Todd Smith. Motion passed 4-0.

**7) NEW BUSINESS:**

**8) ITEMS BY:**

**a) SELECTMEN:**

None

**b) DEPARTMENT HEADS:**

Randy said he was contacted by Skowhegan Savings Bank regarding the \$65,000.00 of Tim Ames' money that the town is holding until he finishes the Timberview Estates II- Ryan Lane subdivision road. Tim is looking to be able to get that money and provide the town with an irrevocable letter of credit in return. Randy said the ordinance does allow for this in certain circumstances. Harvey asked how close Tim is to being done. Randy said he still has a few lots to develop and all of his water and sewer is installed. He has also put a base coat of pavement down so far. He still has all of his compaction testing and other testing to do because that road is meant to be accepted by the town once it is finished. Randy said he would like to see Tim give us a completion date if they do release the money to him. Harvey asked how much Skowhegan Savings Bank would be offering in the line of credit. Randy said he isn't sure yet. Harvey also said he would like to see the completion date set in stone as well. Randy said he also needs to talk with Greg Dore about how much it would cost to finish the road. Harvey also said they might want to get an engineer's recommendation as well. Randy said he will get in touch with Tim and they can put it on the next agenda.

**c) MEMBERS:**

**d) CHAIRMAN:**

Ned reminded them that he will be gone for the next 2 months.

**e) STAFF:**

Cindy said they need to schedule the site visit for the proposed Charter School downtown. It was agreed by everyone to schedule it for January 11, 2017 at noon.

**9) ADJOURNMENT:**

Motion by Todd Smith to adjourn at 8:20 p.m., Seconded by Harvey Austin. Motion passed 3-0.

**Minutes approved on February 7, 2017.**

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**Chairman**

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