

**TOWN OF SKOWHEGAN
PLANNING BOARD
MEETING MINUTES**

January 5, 2016

7:00 P.M.

Council Room, Municipal Building

PRESENT:

Ned Goff, Chairman
Todd Smith, Vice Chairman
Steve Conley, Secretary
Harvey Austin
Stephen Gould
Chris Huck, Planner
Cynthia Kirk, Recording Secretary

ABSENT:

Chris Kruse

PUBLIC PRESENT:

Randall Gray, Code Enforcement Officer
Doug Harlow, Morning Sentinel

1) QUORUM:

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

2) MINUTES OF THE December 1, 2015 PLANNING BOARD MEETINGS TO BE APPROVED:

Motion by Steve Conley to approve the December 1, 2015 Planning Board meeting minutes, as written. Seconded by Todd Smith, Motion passed 3-0-1. (Harvey Austin abstained)

3) SITE PLAN

None

4) ITEMS BY THE PUBLIC:

None

5) COMMUNICATIONS:

None

6) UNFINISHED BUSINESS:

None

7) NEW BUSINESS:

A) Discussion and decision on the proposed Controlled Substances Ordinance.

Chris Huck explained that the Controlled Substance Ordinance that they had done some changes to has recently been reviewed by the Selectmen. A couple of the Selectmen had mentioned that they would prefer if they could just simply ban methadone clinics in the town instead of designating certain areas that they could be placed. The town manager talked with MMA and was told that the town cannot ban them all together. The town attorney has also reviewed the amended ordinance and he had an issue with section 6 referencing the Site Plan

Ordinance. The attorney felt that it is referencing an ordinance that doesn't really have anything to do with the Controlled Substance facilities. It also didn't reference any specific sections of the Site Plan Ordinance that the facilities would have to comply with. The town manager has asked that Chris provide a couple options to the Planning Board on how we can make the necessary corrections. One option would be to amend the Site plan Ordinance to review specifically Controlled Substance facilities. The second option would be to take section 6 of the Controlled Substance Ordinance and site certain sections of the Site Plan Ordinance that they would have to comply with. Steve Conley asked what sections in the Site Plan Ordinance would be important to reference in the Controlled Substance Ordinance. Chris Huck said he has told the town manager that there are 5 sections that should be referenced. Those include public safety, waste disposal, access and parking, outdoor lighting and buffer areas between buildings. He felt these would be the ones that would pertain to the Controlled Substances facilities. Stephen Gould asked Randy Gray if someone wanted to put a methadone clinic in one of the downtown buildings then they would have to follow the MUBEC building code. Randy said it would depend on if they were doing any structural changes to the building itself. If they weren't then they would just need to follow the NFPA Life Safety codes. Harvey stated that he doesn't like the idea of having these facilities here in town but he doesn't see how they can treat the people that use these facilities any different than anyone else. Steve Conley said that these areas of the Site Plan Ordinance that Chris has referenced sound reasonable to him.

Motion by Steve Conley to change the proposed Controlled Substance Ordinance to include the 5 sections of the Site Plan Ordinance that Chris Huck has listed. Seconded by Todd Smith.

Todd Smith asked if they make those changes and add the 5 criteria then is the town attorney going to be happy with that. Chris said he isn't sure. He had asked the town manager to check with the town attorney about the proposed changes and he hadn't heard back from her. Chris said it has been done this way in other places so it shouldn't be an issue. Harvey stated they have to be careful that they are treating everyone the same when it comes to opening businesses.

Stephen Gould asked if there are any federal laws about these methadone clinics or marijuana dispensaries. Chris said there are federal standards for opiate treatment centers and then there a set of state rules that govern them.

Ned said that if they incorporate these 5 criteria into the Controlled Substance Ordinance then that should cover a lot of the issues that might arise if one decides to come to town. Todd asked if anyone knew if these methadone clinics provide their own security. Chris said that there is something in the state rules about them having to have a plan for their own security. Harvey said it would be a good idea to have them close in town so we could keep an eye on them.

Motion passed 3-1.

8) ITEMS BY:

a) SELECTMEN:

None

b) DEPARTMENT HEADS:

Randy gave an update on the illegal junkyard on the Canaan Road he has been working on. It is now all cleaned up and looks a lot better.

c) MEMBERS:

Harvey said it is very frustrated with the drug problem here in town and he has had to deal with first hand. He stated you really have to keep pressuring the police department to get involved also.

Todd asked if we are still down a member on this Planning Board and if so, have we had any interest. Cynthia said the last she knew the town manager's office was putting together a list of all the vacancies on all the boards and posting it. She hasn't heard anything since then.

d) CHAIRMAN:

Ned reminded everyone that he will be gone to Florida for a couple months.

e) STAFF:

9) ADJOURNMENT:

Motion by Harvey Austin to adjourn at 7:35 p.m., Seconded by Steve Conley. Motion passed 4-0.

Minutes approved on March 1, 2016.

Chairman
