

**TOWN OF SKOWHEGAN  
PLANNING BOARD  
MEETING MINUTES**

September 6, 2016

7:00 P.M.

Council Room, Municipal Building

**PRESENT:**

Ned Goff, Chairman  
Todd Smith, Vice Chairman  
Steve Conley, Secretary  
Stephen Gould  
Chris Kruse  
Joel Greenwood, Planner  
Cynthia Kirk, Recording Secretary

**ABSENT:**

Harvey Austin

**PUBLIC PRESENT:**

Randall Gray, Code Enforcement Officer

**1) QUORUM:**

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

**2) MINUTES OF THE July 5, 2016 PLANNING BOARD MEETINGS TO BE APPROVED:**

Motion by Todd Smith to approve the July 5, 2016 Planning Board meeting minutes, as written. Seconded by Steve Conley, Motion passed 4-0.

**3) SITE PLAN**

None

**4) ITEMS BY THE PUBLIC:**

None

**5) COMMUNICATIONS:**

None

**6) UNFINISHED BUSINESS:**

None

**7) NEW BUSINESS:**

**A) Discussion and possible decision on the proposed revision to the Bigelow Hill Estates Subdivision.**

Randy explained that this is an amendment to an existing subdivision that Stephen Gould is working on. We are still waiting on a copy of the deed and also a letter from a soil evaluator. Stephen Gould said in 2004 this 4 lot subdivision was approved by the Planning Board. All of the lots has been sold. What they are looking to change is lot 12-3. Gary Dubois has purchased this lot and he wants to split it in half and sell half of it to Edward Crocker, the abutter on the other side of the lot. Each half of the sold lot would be joined in with existing

property owners lots. Also back in 2004 there was a wetland in the back of these property that he had delineated. Stephen Gould said for some reason the wetland is no longer there so they are looking to remove the wetland setback restrictions from the subdivision plans as well. That is why they are also waiting on a letter from the soil evaluator stating that the wetland is no longer there. Randy said that they aren't changing any exterior lot lines so this is just a minor revision.

**8) ITEMS BY:**

**a) SELECTMEN:**

None

**b) DEPARTMENT HEADS:**

Randy asked if the Planning Board would be available to have a second meeting this month. Hopefully Stephen Gould will have all the necessary documents for the amendment to the Bigelow Hill Subdivision. Also he has been approached for a pre-application meeting on a possible new subdivision on the Oak Pond Road. The current lot is about 300+ acres and they are looking to make a 12 lot subdivision. There are 9 lots that would be need to be reviewed under the subdivision ordinance and then there are 3 lots that would be bigger than the 40 acre size restriction. Ned asked where this is on the Oak Pond Road. Randy said it is just after the power lines when you first turn onto the Oak Pond Rd from the East River Road. All of the lots would have roadside access so there wouldn't be any roads within the subdivision. Everyone agreed they could do a second meeting in September.

Randy said it has been very busy this year which is good. Some very nice houses going in again this year. We should be on track to at least match what we did in permits last year.

**c) MEMBERS:**

**d) CHAIRMAN:**

Ned introduced Joel Greenwood to all of the Planning Board members. He will be replacing Chris Huck as our town planner. Joel said he has been here a few times in the past but there were different members then. He looks forward to working with all of them.

Ned asked Randy if he had heard anything about a charter high school going in downtown. Randy said he has talked with Travis Works about it a few times. Randy has also spoken with Chris Huck about it as well. Joel said he had been updated by Chris on it as well. Randy thinks that it may need to reviewed under the Site Plan Ordinance because of a couple criteria one of which being parking and also a change of use. They want to put this high school in the old Variety Drugstore downtown. He has not seen any official plans from them yet. Joel said from what he has heard about it so far there isn't anything yet that would put it under Site Plan review but he has only gotten limited information so they will have to wait and see. Chris Kruse asked how many stories that building is. Randy said it is 2 stories and they would probably use both of them because they are looking at having 100+ kids there. Ned said from what he has heard they are not going to be allowed to use the elevator that is in the Renaissance Building which he thought was one of the stipulations when it was put in by the town that all of the downtown buildings would have access to it. Randy said he hasn't gotten a lot of details yet on what is happening with that. Todd said that he is currently on the SEDC Board

and Travis Works has come in and talked to them about his plans. One good thing he talked about is if they are able to put the school in downtown then that would allow access to the State of Maine Library Internet. Then Travis could broadcast that out to the other businesses in the downtown which would be a great benefit for them. Todd said he will ask at the next SEDC meeting about the elevator issue.

**e) STAFF:**

Cynthia said that the town manager has asked if they can schedule their joint meeting with the Selectmen soon. They are a little behind in doing so. Ned said the October 4th meeting would be fine to schedule it for.

Joel said again that he looks forward to working with all of them now and Chris Huck will still be available to help with anything they might need.

**9) ADJOURNMENT:**

Motion by Stephen Gould to adjourn at 7:25 p.m., Seconded by Steve Conley. Motion passed 4-0.

**Minutes approved on September 20, 2016.**

<b>Chairman</b>	