

**TOWN OF SKOWHEGAN  
PLANNING BOARD  
MEETING MINUTES**

March 15, 2022

6:00 P.M.

Municipal Building, Council Room

**PRESENT:**

Steve Conley, Chairman  
Steve St. Pierre, Vice Chairman  
Jeff McCabe  
Matt Smith  
Dan Luce, Alternate  
Joel Greenwood, Planner  
Cynthia Kirk, Recording Secretary

**ABSENT:** Stephen Gould, Secretary, Harvey Austin, Derek Chretien

**PUBLIC PRESENT:**

Henry & Marylou Mollerus	Jeff Hewett	William Haskell, Gorrill Palmer
Lester Kenway, MATC	Toni Jo Blaisdell	Kate Drummond
Jack Gibson	Ben Koehler	Eric Laht
Jennifer Brockway	Elsa Sanborn	Ronald Tibbetts
Miles Stillman		

Steve Conley, Chairman opened the public hearing, at 6:00 PM, to hear any comments or questions on the Site Plan Application submitted by Gorrill Palmer on behalf of the Maine Appalachian Trail Club for the new proposed Trail Center to be located off the Malbons Mills Rd. (Assessor's Map 5, Lot 116).

Will Haskell from Gorrill Palmer gave a brief presentation of the project. Lester Kenway also made a brief statement about the project and its importance to the Maine Appalachian Trail Club.

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

Jack Gibson from Somerset Woods Trustees stated that he thinks that this project is a major opportunity not only for the Trail Club but also for the Town of Skowhegan and the State of Maine. He said he thinks that once this facility is up and going that it will be very well received and used by many people.

Jeff Hewett said that SEDC and Main Street have both reviewed this project and are in full support of it. He said this project fits in very well with other projects that they are working in town and will be a great asset to the town.

Marylou Holden Mollerus said it sounds like a nice project. She said as a landowner of an abutting properties she was wondering if they are going to put any signs up along the property lines to show where private property begins. Lester Kenway said that they hadn't planned on doing that but it is a great suggestion. This way if people are out on the trails, then they will know when the Somerset Woods trails end and private property starts.

Joel Greenwood said that there were also 2 emails received about this project that were forwarded to Planning Board prior to this meeting.

No other questions or comments were received. Steve Conley closed the public hearing at 6:08 pm

- **QUORUM:**

Planning Board Meeting called to order at 6:08 P.M. Quorum was present.

- 2) **MINUTES OF THE February 1, 2022 and March 1, 2022 PLANNING BOARD MEETINGS TO BE APPROVED:**

Motion by Matt Smith to approve the February 1, 2022 Planning Board meeting minutes, as written. Seconded by Dan Luce. Motion passed 4-0.

Motion by Jeff McCabe to approve the March 1, 2022 Planning Board meeting minutes, with the correction that Matt Smith was not present. Seconded by Steve St. Pierre. Motion passed 4-0.

- 3) **SITE PLAN / SUBDIVISION:**

- A) Discussion and decision on the Site Plan Application submitted by Gorrill Palmer on behalf of the Maine Appalachian Trail Club for the proposed Trail Center to be located off of the Malbons Mills Rd. (Assessor's Map 5, Lot 116)**

Will Haskell gave another brief description of the project. He said when they had met with the Staff Review Committee the fire department had asked if they could increase the road width from 18' to 20' and they have made that change on the updated plans. They also made some adjustments around the building to allow more access for the fire trucks. He said those were the only changes that were made. Will also said that they have gotten their Permit by Rule from DEP for this project.

Joel Greenwood said that the Deputy Fire Chief has reviewed the changes that were made and is happy with them.

Motion by Jeff McCabe to approve the Site Plan Application submitted by Gorrill Palmer on behalf of the Maine Appalachian Trail Club for the proposed Trail Center to be located off of the Malbons Mills Rd. (Assessor's Map 5, Lot 116). Seconded by Dan Luce.

Motion passed 4-0.

Motion by Jeff McCabe to forgo the reading of the Findings of Fact and Conclusions of Law. Seconded by Steve St. Pierre.

Motion passed 4-0.

- 4) **ITEMS BY THE PUBLIC:**

None

- 5) **COMMUNICATIONS:**

None

- 6) **NEW BUSINESS:**

Steve Conley stated that it has been requested to have the following two items postponed for discussion until the May 3, 2022 Planning Board meeting.

Motion by Jeff McCabe to postpone New Business items A & B until the May 3, 2022 Planning Board meeting. Seconded by Steve St. Pierre. Motion passed 4-0.

**A) Discussion and decision on the Shoreland Zoning Permit application submitted by Rick & Wendy Turner and Frederick & Lisa Marshall for the property located at 275 Canaan Road (Assessor's Map 5, Lot 96-5).**

**B) Discussion and decision on the Flood Hazard Permit application submitted by Rick & Wendy Turner and Frederick & Lisa Marshall for the property located at 275 Canaan Road (Assessor's Map 5, Lot 96-5).**

**7) UNFINISHED BUSINESS:**  
None

**8) COMPREHENSIVE PLAN UPDATE:**

**9) ITEMS BY:**

- **SELECTMEN:**
  
- **DEPARTMENT HEADS:**
  
- **MEMBERS:**
  
- **CHAIRMAN:**
  
- **STAFF:**

**ADJOURNMENT:**

Motion by Dan Luce to adjourn at 6:20 p.m., Seconded by Steve St. Pierre.  
Motion passed 4-0.

**Minutes approved on April 5, 2022**

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**Chairman**

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