

**TOWN OF SKOWHEGAN
PLANNING BOARD
MEETING MINUTES**

August 3, 2021

7:00 P.M.

Council Room, Municipal Building

PRESENT:

Steve Conley, Chairman
Steve St. Pierre, Vice Chairman
Stephen Gould, Secretary
Matt Smith
Derek Chretien
Joel Greenwood, Planner
Cynthia Kirk, Recording Secretary

ABSENT: Harvey Austin, Jeff McCabe

PUBLIC PRESENT:

Jason Gayne	Christine Almand
Steve Barrett, Barrett Energy	Todd Smith
Justine Drake, Haley Ward	Matthew Carter, Haley Ward

1) QUORUM:

Planning Board Meeting called to order at 6:02 P.M. Quorum was present.

2) MINUTES OF THE July 20, 2021 PLANNING BOARD MEETING TO BE APPROVED:

Motion by Derek Chretien to approve the July 20, 2021 Planning Board meeting minutes, as written. Seconded by Stephen Gould. Motion passed 4-0.

3) SITE PLAN / SUBDIVISION:

A) Discussion and decision on the request for an extension submitted by Barrett Energy Resources Group for the approved MSD Galbraith LLC Solar project site plan located at 83 Norridgewock Ave. (Assessor's Map 31, Lot 7).

Stephen Barrett said that about a year ago they received site plan approval from this board for the solar project on Norridgewock Avenue. He said they have made a lot of progress in the planning and financial aspects of the project but now they are encountering a hold up with CMP. CMP is currently doing a cluster study in the area right now which is preventing them from starting the construction of this solar array. Stephen said their current site plan approval expires in a month so they are asking for the 6-month extension. Steve St. Pierre asked if there should be any concerns about this project with the current moratorium in place and the proposed solar ordinance coming up for a vote. Joel said it would not affect this project since they have already received their full approval from the Planning Board.

Motion by Stephen Gould to approve the 6-month extension requested by Barrett Energy Resources Group for the MSD Galbraith LLC Solar site plan. Seconded by Derek Chretien. Motion passed 4-0.

B) Discussion of the Site Inventory & Analysis submitted by Haley Ward, Inc. on behalf of the Town of Skowhegan for the proposed Skowhegan Public Safety Facility to be located on Dunlop Lane (Assessor's Map 4, Lot 4-2)

Justine Drake from Haley Ward gave a brief presentation of the project. The site is located on the East Madison Road and just after the church. The proposed site is accessed by the fire trucks off of Dunlop Lane. The second entrance for the public is located to the south of there. They have applied for the State Stormwater permit. The structure will have access to town water and sewer on this site.

Steve Conley asked if anyone had any questions. Steve St. Pierre said it seems like a challenging piece of property to place the public safety building on as well as costly. Justine said that there will be a lot of grading that will need to be done as well as fill used on the site.

Joel asked if any waivers were being requested. Justine said no.

Steve Conley said that 2 of them are on the Public Safety Committee so they are fairly knowledgeable about this project. He asked when this project will be started. Justine said that the town is planning on putting this project out to bid at the end of this month and hopefully get it started after that. Steve Conley also asked how soon the bids will need to be in by. Matthew Carter from Haley Ward said that they have a 6-week bid period and they are hoping to have the bids close by then end of September. Steve Conley asked if there is a start time requirement in the bid requirements. Matthew Carter said they want to keep that kind of lose so that the contractors can find the best time to start construction.

Stephen Gould asked if anybody had done any studies into the cost of materials and how they might be affected in the future. Matthew said they have and that is another reason why they want to be flexible on the start date.

Joel said that everything has been submitted for the site analysis that they will need for the site plan review so they should be able to turn right around and apply for full site review.

4) ITEMS BY THE PUBLIC:

5) COMMUNICATIONS:

Cynthia gave everyone a copy of a training being offered in South Portland and if anyone would like to attend please let her know.

6) NEW BUSINESS:

7) UNFINISHED BUSINESS:

8) COMPREHENSIVE PLAN UPDATE:

Joel said he is currently working on the housing chapter and should have that for the next meeting.

9) ITEMS BY:

a) SELECTMEN:

Todd Smith let them know that at the next Selectmen's meeting on August 10th they will be holding the public hearings for the Planning Board Ordinance, Solar ordinance and the ground lease agreement for the solar array on the landfill. He also reminded everyone about the Rotary Lobster Bake and Chicken Barb-B-Que by the Lion's Club coming up.

b) DEPARTMENT HEADS:

None

c) MEMBERS:

Everyone welcomed Derek to the Planning Board.

Stephen Gould said it has definitely been a long process with the Public Safety Building but a good process. It is nice to see it finally moving forward.

Steve St. Pierre said it's nice to see Todd and Christine here tonight and hopefully more department heads and Selectmen start coming as well. He also asked when the joint meeting will be. It will be on October 19th.

d) CHAIRMAN:

e) STAFF:

ADJOURNMENT:

Motion by Harvey Austin to adjourn at 7:24 p.m., Seconded by Stephen Gould.
Motion passed 5-0.

Minutes approved on August 17, 2021.

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