



City of Presque Isle, Maine

Planning Board Minutes

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Presque Isle City Hall – Council Chambers

October 19, 2023 @ 6:00 PM

Planning Board Members Present: Ward Gerow (Vice-Chairman), Jayne Farrin, Sean Nordenhold, Dave Perry, Stacey Walton, & Richard Engels (Alternate)

Planning Board Members Absent: Bruce Roope (Chairman) & Rachel Murchison

Others Present: Galen Weibley, Director of Economic & Community Development; Tim St. Peter, Code Officer; Tim Roix, BRSA; Tom Powers, Executive Director, PI Industrial Council; Gary Clark, Christy Daggett, Tim Vernon & Craig Walton

1. Call to Order at 6:00 P.M.

Vice-Chairman Gerow called the meeting to order at 6:00 P.M. and made Richard Engels a voting member in the absence of two members. Total members present, six voting members.

2. Agenda Setting: No new items added to the agenda

3. Minutes Approval: Review and approve draft minutes from September 14, 2023.

A motion by *Jayne Farrin*, second by *Sean Nordenhold* to approve the September 14, 2023 Planning Board Meeting Minutes. **Vote – unanimous 7-0**

4. Citizen Comment: none

5. Industrial Park Spec Building Site Plan Review (210 Cross Street)

Tim Roix with BRSA representing the Industrial Park presented an overview of the project to construct a new 3,300 sq. ft. facility with parking and new utility hook ups to the vacant parcel on Cross Street. Mr. Roix mentioned this project was part of the matrix for the Department of Environmental Protection (DEP) site license and has adequate water and sewer capacity according to the PIUD. The applicant also filled out a FAA Form 7460 given the close proximity to the runway with no objections or concerns submitted by the Airport Director. The Planning Board reviewed staff notes on the project.

(210 Cross Street Site Plan Cont.)

Vice-Chair Gerow inquired of the intended use for the building. Mr. Roix stated that is to be determined by the Industrial Council but preliminarily it is intended for the Central Aroostook Animal Shelter. **Mr. Engels** inquired if construction will occur before the funds are raised? Mr. Roix answered it is the intention of the developer to start construction only when the total funds needed for the project have been raised. Mr. Weibley stated the only correction outstanding that is minor and will not change for the project is an error noted by the City Engineer regarding the contours for the roadway (Cross Street) which are not correct but will not change the overall plans or impact the development.

A motion by **Richard Engels**, second by **Jayne Farrin** to move to approve the proposed Site Plan for the Presque Isle Industrial Park Spec Building located at 210 Cross Street. **Vote – unanimous 6-0.**

Vice-Chair Gerow recessed the meeting at 6:10 P.M. for Board Members to sign the site plans.

Vice-Chair Gerow reconvened the meeting at 6:16 P.M.

6. Old Business

Mr. Weibley and Mr. St. Peter distributed the Employer-Sponsored Housing Research compiled by DECD Intern, Miles Jones who will be presenting his findings at the November Meeting. Members are to read over the material in preparation for this meeting.

7. Other Business

Mr. Weibley shared with the board that staff is working on drafting the Land Use Code changes in relation to Solar Electric Generation Facilities, Kennels and other miscellaneous changes for the November meeting.

8. Department Report

Mr. Weibley remarked that there are no site plans submitted for consideration of the board so the November 2, 2023 meeting was cancelled. Mr. Weibley noted upcoming holiday season will conflict with the December 21, 2023 meeting date. The Planning Board agreed to cancel the December 21st meeting and instead keep the December 7th meeting as their regular monthly general meeting to approve minutes and discuss items.

Mr. Weibley briefed the Planning Board that Presque Isle was selected as one of nine communities in Maine for the GrowSmart Maine Summit held earlier today to highlight how the downtown redesign will assist in connectivity of the community. He also noted the two keynotes highlighted the importance of connectivity in a community to address loneliness which has become more prevalent since the pandemic. The book, “*Project Unlonely*” is a recommended read for members to consider how art and connectiveness address the new awareness of how disconnected and lonely people are in the modern era.

(Department Head Report Cont.)

Mr. Weibley also presented an overview and answered questions as it relates to the proposed concepts for the downtown redesign which was previously emailed to board members to review. ***Vice-Chair Gerow*** suggested to the consultants to add a key or legend as he could not demark what the shades of pink and gray signify on the aerial view of the plans. ***Vice-Chair Gerow*** also liked the closed loop on Main Street with the Sargent Family Center however he noticed missing a connection of the pedestrian/trail system on Chapman Street to close the loop. Mr. Weibley acknowledged and would share suggestions. ***Ms. Farrin*** inquired about the need for more parking especially near Academy Street. ***Mr. Engels*** shared that the sidewalks need to be significantly improved. Mr. Weibley acknowledge that the sidewalks are need to be ADA compliant and agreed this measure would help people feel safe to walk and park at further distances than their destination.

9. Adjournment

A motion by ***Sean Nordenhold***, seconded by ***Stacey Walton*** to adjourn the Planning Board Meeting at 7:01 P.M. **Vote – unanimous 6-0.**

Respectfully submitted,

Galen Weibley
Secretary

Planning Board Members
Bruce Roope (Chair), Ward Gerow (Vice-Chair),
Jayne Farrin, Rachel Murchison, Sean Nordenhold,
Dave Perry, Stacey Walton, & Richard Engels (Alternate)

