



City of Presque Isle, Maine

Planning Board Minutes

City of Presque Isle, 12 Second Street, Presque Isle, Maine 04769
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Sargent Family Community Center

December 15, 2022 @ 6:00 PM

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

Planning Board Members Absent: Bruce Roope, & Brandon McDonald (Alternate)

Others Present: Galen Weibley, Director of Economic & Community Development, Tim St. Peter, Code Enforcement Officer; Tom Powers, PIIC Executive Director; Tim Roix, BRSA; Hannah James, Carolyn Lyford, Jim Lyford, & Becky Martinez

1. **Call to Order**

Vice-Chairman Gerow called the meeting to order at 6:03 PM. He also designated alternate **Richard Engels** as voting member for tonight's meeting to fill voting board members. Total members present seven voting members.

2. **Minutes Approval:** Review and approve draft minutes from November 17, 2022.

A motion by **Jayne Farrin**, second by **Stacey Walton** to approve the revised November 17, 2022 Planning Board Meeting Minutes. **Vote – unanimous 7-0**

3. **Cross Street Subdivision Plan at the Presque Isle Industrial Park:** Review proposed plan before acting.

Mr. Weibley briefed the Planning Board with an overview of the proposed plan including history and why the Presque Isle Industrial Council is requesting the subdivision plan approval. Tom Powers added additional information regarding the need to make the division to the industrial park which never undertook a subdivision since the land was given to the City by the Federal Aviation Administration (FAA). By taking this action, this will keep the records clean regarding ownership and rental opportunities. Tim Roix walked through the change in parcel sizes and easement concerns from staff regarding parcel 16.

There was consensus by the Planning Board to expedite a simple motion approval for the subdivision plan.

(Cross Street Subdivision Plan at the Presque Isle Industrial Park cont.)

A motion by **Sean Nordenhold**, second by **David Perry** to approve the proposed subdivision plan for Cross Street as submitted by the Presque Isle Industrial Council. **Vote – unanimous 7-0**

Vice-Chairman Gerow recessed the meeting for board members to sign the subdivision plan at 6:13 PM. A letter of approval was hand delivered by Galen Weibley to Tim Roix outlining notice of approval and deadline to record within 60 days.

Vice-Chairman Gerow reconvened the meeting at 6:18 PM.

4. Public Hearing: Non-Commercial Keeping of Livestock

A Motion by **Stacey Walton** and second by **Richard Engels** to open the public hearing to receive comment regarding the proposed draft changes to Chapter 16 regarding the Non-Commercial Keeping of Livestock. **Vote – 6-0-1 (with Member Murchison abstaining and recusing herself from discussions because of conflict of interest with personally owning livestock in residential area.)**

Hannah James (265 State Street): Ms. James addressed the Planning Board with supplemental information she would like included in the ordinance as it relates to the City of Portland’s keeping of poultry ordinance. The language supplied provided greater specifics for keeping chickens in residential areas and requires a minimal of six (6) chickens per lot of land. She would also like to see the hearing provision removed as this would be excessive and neighbors may be against her keeping chickens just because they do not like chickens.

Jim Lyford (30 Braden Street): Mr. Lyford stated he is still opposed to the proposed keeping of livestock in residential areas for the stench, dirt, flies and input from neighbors. Mr. Lyford also stated he did not receive the proposed changes. Mr. Weibley responded that the advertisement stated the language was available at City Hall with the Code Department window and that Mr. Lyford received the original proposed language which was only missing the prohibition of species of turkey and geese amendment per Members Gerow and Roope’s recommendation during the last meeting. Mr. Lyford confirmed he received this original document via mail. Mr. Lyford also wanted to see requirements of chickens need to be 100’ from residential neighbors (effectively prohibiting the keeping of livestock in a residential community).

Carolyn Lyford (30 Braden Street): Ms. Lyford reiterated that no one will follow the rules so she recommends not adopting these changes.

Becky Martinez (57 Parsons Street): Ms. Martinez inquired how far we are requiring coop structures to be from neighboring parcels. Code Officer, Tim St. Peter stated they will follow setbacks and standard provisions in the ordinance. Ms. Martinez stated she is still opposed to the keeping of livestock in residential areas.

No other public comments were received. Vice-Chairman Gerow received a motion by **Richard Engels**, second by **Stacey Walton** to close the public hearing at 6:42 PM. **Vote – unanimous 6-0-1 (Murchison Abstain)**

Public Hearing (Chapter 16: Non-Commercial Keeping of Livestock Amendment)

The floor was open by the members to discuss the feedback they received and provide direction to staff for future meetings. Before the discussion, Mr. Weibley offered insight into request by Mr. Nordenhold wanting to know from the public comment received during the November meeting if Caribou and Fort Fairfield prohibit the keeping of livestock in residential areas. Both municipal representatives confirmed they do not allow but acknowledged the uncertainty of the Right to Food Constitutional amendment.

Vice-Chairman Gerow stated he supports continuing to explore the change in residential areas but strongly believes the hearing requirements need to be kept within the amendment. **Mr. Engels** also agrees with the hearing provision but wanted to see if a setback of 100 feet as proposed by Mr. Lyford in his public comment could be explored. Mr. Weibley offered guidance from the City Solicitor and MMA legal to keep all provisions relating to regulating the keeping of livestock to efforts to address public health and safety (how do regulations protect public health, what will the setback outside standard zoning setbacks accomplish?) **Mr. Gerow** inquired the rationale for incorporating amendment language into Land Use Code vs. separate ordinance. Mr. Weibley responded the rationale is that the City has a strong position of policing powers to protect public health and safety with zoning vs. Portland's separate ordinance process. **Ms. Farrin** stated she is in support of the public hearing process as it is a similar process for certain businesses in residential communities. **Ms. Walton** wanted clarification does the language address the keeping of livestock indoors vs outside? Code Officer, St. Peter stated the intent is for chickens to be kept in a coop or hutch outside of the residential living quarters. **Mr. Gerow** stated he is unsure about the link of rodents to poultry operations. **Ms. Murchison** stated she acknowledges the importance of the public hearing process and also suggested looking at requiring a minimal hutch structure size of at least three sq. ft. per chicken also a minimum of three chickens per lot since they are social creatures. **Mr. Nordenhold** stated he supports the hearing process and **Mr. Perry** stated the board should prohibit chickens in residential areas only allowing keeping of livestock in agricultural zones.

In light of the technical language presented tonight, a motion was made by **Jayne Farrin** and second by **Stacey Walton** to table action on this item and allow Planning Board members to submit proposed amendments for consideration at the January 2023 Planning Board Meeting.

Vote – unanimous 6-0-1 (Murchison Abstain)

5. Citizen Comments

Vice-Chairman Gerow opened the floor to receive comments from the public regarding any City related matter.

Hannah James (265 State Street): Stated she appreciated the board's service in considering this language and for the time they have taken to discuss the non-commercial keeping of livestock.

Vice-Chairman Gerow closed public comments after all in attendance had a chance to address the Board.

6. Other Business

Mr. Weibley shared that the City has selected TYLin as the consultant to propose a redesign of Downtown Presque Isle. He also updated the Planning Board that the County Broadband Coalition has finalized their broadband report which will start the process of local RFP and applications to expand broadband to areas not being serviced by broadband infrastructure in PI & SAD 1 in the near future. The plan will be shared with members to start thinking.

Mr. Weibley also shared that the City will be exploring a potential housing project at 30 Federal Street which is City owned land. This project will require subdivision and site plan review by the Planning Board. Mr. Weibley also shared that the Homeless Services of Aroostook invited Galen to their monthly board meeting to discuss the strategic planning process in hopes of the City supporting their efforts for the vision they would like to see as an organization to help the most vulnerable. The Planning Board appreciated the assistance and update regarding important issues for the City.

7. Adjournment of the Planning Board Meeting

A motion by *Richard Engels*, second by *Jayne Farrin* to adjourn the Planning Board Meeting at 7:31 PM. **Vote – unanimous 7-0.**

Respectfully Submitted,

Galen Weibley

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