



City of Presque Isle, Maine

Planning Board Minutes

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Sargent Family Community Center

March 17, 2022 @ 6:00 PM

Planning Board Members Present: Bruce Roope; Chairman, Ward Gerow, Vice-Chairman; Jayne Farrin, Brandon McDonald, Sean Nordenhold, Travis Ouellette, & David Perry

Planning Board Members Absent: None

Others Present: Galen Weibley, Director of Economic & Community Development; Tim St. Peter, Code Enforcement Officer; Stacey Walton, & Craig Walton

1. Call to Order

Chairman Roope called the meeting to order at 5:58 PM.

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

A motion by **Ward Gerow**, second by **Brandon McDonald** to approve the February 17, 2022 Planning Board Meeting Minutes. **Vote – 6 support -0 oppose -1 abstention (Roope)**

3. Chapter 2 & 3 Review of the Land Use Code for Site Plan Review: Review checklist of questions and offer feedback for draft revisions by staff.

Galen Weibley provided a brief overview of the questions and desire to update Chapters 2 & 3 of the Presque Isle Land Use Code. Mr. Weibley also asked Stacey Walton to introduce herself as potential alternate to the Planning Board. Ms. Walton and all Planning Board members took the time to introduce themselves and offer a background of their life experiences.

Planning members took the time to review the questions. There was general agreement that Site Plan Review should be triggered for Industrial Commercial and Other Non-Residential developments with a trigger of certain square footage of new impervious surface, new floor space as well as change of use from residential to commercial. The Planning Board would like to see bilevel review for larger vs smaller projects, and would like to allow local site review for all developments regardless of DEP site review. The Planning Board agreed for a bilevel review for site plan review with an informal staff site review followed by formal Planning Board Review. Planning Board wishing for new standards to be explored for reviewing site plans impacts.

4. Comprehensive Plan Update: Receive update from staff on Comp Plan and review changes

Mr. Weibley took the time to offer the change updates to the Comprehensive Plan that Jay Kamm at NMDC offered after responses by the State Agencies.

- Added **Evaluation** on bottom of page 3.
- Added **Farmland, Open Space, and Tree Growth State support** (Municipal Valuation Return data) on page 33.
- Added **Seasonal Conversion** discussion on page 46
- Added **10% affordable strategy** on page 57.
- Inserted **Watershed map** at page 128
- Added **To provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas** policy on page 152.
- Added **Presque Isle Citywide Zoning** description on page 182. Includes discussion on protection of critical natural resources.
- Added **Stormwater** strategy on page 207.
- Added **current zoning map** at page 219.
- Removed the **Dog Park** bullet on page 90.
- Changed wording under **Echo Lake** on pages 110 and 111.
- Added wording under **Other Issues** on page 111.
- Changed **Fries” Pondweed to Endangered Species** and added **Wild Leek** to table on page 117.
- Added **“and the Maine Department of Inland Fisheries and Wildlife”** to page 119.
- Added **“as State Funds become available”** to end of strategy relating to Kennedy Brook Plan on page 121. As per our conversation.
- Added strategy regarding **environmental review** on page 125
- Removed last sentence on **wetland** on page 201

There was consensus by the board members to approve proposed changes. A motion by **Ward Gerow** second by **David Perry** to approve changes as submitted especially the revised strategy for the Kennedy Brook Watershed. **Vote – unanimous 7-0.**

5. Other Business

Mr. Weibley shared with the Planning Board members that there will be potentially two new subdivision plan reviews in April and a request for a letter of support for ACAP’s Housing Project at 1 Edgemont Drive. Mr. Weibley also offered a Marijuana Ordinance update as the working group has been formed to take review at the training and educational components of the ordinance.

6. Adjournment of the Planning Board

A motion by ***Bruce Roope***, second by ***Brandon McDonald*** to adjourn the Planning Board at 7:11 PM. **Vote – unanimous 7-0.**

Respectfully Submitted,

Galen Weibley

Planning Board Members
Bruce Roope, Chair, Ward Gerow, Vice-Chair
Jayne Farrin, Dave Perry, Brandon McDonald,
Sean Nordenhold & Travis Ouellette