



City of Presque Isle, Maine

Planning Board Minutes

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Presque Isle City Hall- Council Chambers

June 15, 2023 @ 6:00 PM

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

Planning Board Members Absent: Rachel Murchison, Bruce Roope

Others Present: Galen Weibley, Director of Economic & Community Development; Tim St. Peter, Code Officer; Maren Moir Intern; Paul Bagnell The Star Herald; Tim Roix, B.R. Smith & Associates; Sienna Roberge; Robert Demint; Craig Walton; Scott Wilson

1. **Call to Order**

Vice-Chairman Gerow called the meeting to order at 6:00 PM. Mr. Engels was made a voting member for the meeting given the absence of one member. Total members present six voting members.

2. **Minutes Approval:** Review and approve draft minutes from May 18th & June 1st 2023.

A motion by *Richard Engels*, second by *Stacy Walton* to approve the May 18th & June 1st, 2023 Planning Board Meeting Minutes. **Vote – unanimous 6-0**

3. **Citizen Comments: None**

4. **Site Plan & Subdivision Review 55 Elm Street Housing Project**

Tim Riox of B.R. Smith & Associates presents the project of the Elm Street housing to the board. Explains location, bike path amenity, subdivisions, and number of apartments. **Richard Engles** and **Ward Gerow** asked for further information on the bike path. **Tim Roix** gives clarification. **Ward** asked if this is the final cite plan. **Tim St. Peter** address question by conforming this is the final cite plan. **Jayne Farrin** asked about the size of apt. Square footage is unknown at this time, addressed by **Tim Roix**.

Public Questions:

Scott Wilson of 33 & 35 Elm Street, addresses a multitude of concerns. Says he bought

property from D. Scovil in 1999 and part of apt. is on his allegedly bought property. Address noise complaint issues, increase of traffic, asked who would be living in the apt., concern about having low-income housing, and concern about the value of the property. Scott Wilson suggest he is not for nor against this project.

Richard Engels also would like to know if these apt. are going to be low-income.

Robert Demint of 41 Elm Street, asks for clarification on how this project is approved and has a concern of privacy form the apartment tenets. **Chair Gerow** asked **Tim R.** to address the privacy concern. **Tim R.** says there is no fence in place.

Galen, address concerned citizens and board members about the housing income level. Addressing that the apartments will be workforce housing not low income. Explains the role of the Maine Housing Authority and the desperate need for housing for the working class.

Robert of 41 Elm, returns to comment and wants to review the cite plan. Makes suggestion to have cite plans posted on website for citizen review. Makes comment about current website needing an update.

Scott W. of 33 & 35 Elm Street, returns to comment, addresses concern of vandalization.

Comments close at 6:32 P.M.

Dave Perry makes a **motion** of approval of the proposed cite plan for the Elm Street Housing Project. **Jayne Farrin** **seconds** the motion of approval. **Sean Nordenhold** abstains from vote for ethical purposes.

Board Votes on approval for Elm Street Housing Project cite plan. Voting members; Stacy, Dave, Ward, Richard, Jayne. **Vote- unanimous 5-0**

Approval Subdivision for Elm Street Housing Project Check List

Stacy Walton makes the **motion**; **Dave Perry** seconds the motion.

Jayne Farrin asked for clarification on the subdivisions Tim S. and Galen address the question.

Jayne Farrin makes motion to approve the subdivision. **Stacy Walton** seconds the motion. **Sean Nordenhold** still abstains from vote. Voting members Stacy, Dave, Ward, Richard, Jayne. **Vote unanimous 5-0**

Tim S. suggest for recess for board to sign cite plans. **Ward calls a recess at 6:36 P.M.**

5. Echo Lake Site Plan Review

Ward calls meeting back to order at 6:44 P.M. Mr. Weibley presents the project to the board. Address the funding aspect and city's contribution to the project. Galen addresses the current issues with the system and the number of camps/homes on the system (13). Dave P asks how deep the pipes will be underground Tim S. address question. Ward asks if the Pipes are under the road. Galen address question and elaborates the pipes currently being under the length of the road

but new system will only have the pipes crossing under to road to each camp/house. Sean N. asks if the city will be owning the septic system. Jayne asks who is going to plow the road. Richard E. asks about the new agreement with the owners at echo lake and the city. Galen addresses all questions.

Sean Nordenhold makes a motion to approve the cite plan of the Echo Lake project. **Dave Perry** seconds the motion.

No further discussion.

Move to vote to approve cite plan. Voting members Dave, Stacy, Ward, Sean, Richard, Jayne.

Vote unanimous 6-0.

Recess called by Ward at 6:59 to sign cite plan.

6. PB Ordinance with Draft Meeting Procedure By-Laws

Ward calls meeting back to order at 7:05 P.M.

Galen speaks about change to ordinance documents and by-laws. Stacy asks about the change from the 2/3 majority vote to the 51% vote. Jayne explains her view point and Galen comments that 51% vote to approve is to protect the minorities.

A motion by **Richard Engels** to adopt the new ordinance, second by **Jayne Farrin**. **Vote-unanimous 6-0.**

By Laws are put on hold for a vote to adopt.

7. New Business- Get the AC fixed before the next meeting.

8. Other Business- None

9. Department Report

Galen, cite plan review slows. Brief discussion about upcoming solar cites.

10. Adjournment

A motion by **Richard Engels**, second by **Sean Nordenhold** to adjourn the Planning Board Meeting at 7:17 PM. **Vote – unanimous 6-0.**

Respectfully Submitted,

Maren Moir

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