

**City of Hallowell
Planning Board Meeting
February 19, 2020
6:30 pm**

1. Call to Order

Ms. Obery called the meeting to order.

2. Roll Call / Quorum

Ms. Obery took the roll call and established a quorum.

Present: Danielle Obery (Chair), Richard Bostwick, Darryl Brown, Judith Feinstein, *Andrew Landry, Melvin Morrison (1st alt.), Jane Orbeton, Lisa Rigoulot
Rick Seymour, Jr., Deputy Code Enforcement Officer

Absent: Matthew Rolnick (2nd alt.)

Mr. Morrison will be voting.

3. Public Comments (The Board has agreed to limit the time allotted to Public Comment to fifteen minutes.)

None.

4. Approval of Minutes of the January 15, 2020 Planning Board Meeting

Motion to approve the minutes of the January 15, 2020 meeting as presented.

Moved: Orbeton

Seconded: Brown

Unanimously approved

5. Renewal of Conditional Use Permit – Extractive Industry for Daniel Laflin, Fish and Game Road, Map 18 Lot 19

Daniel Laflin presented an application for renewal of a Conditional Use Permit for his family's sand pit on Fish and Game Road. He said the pit is not a DEP licensed site because it is less than five acres. They took an average of 2,000 yards per year out of the pit over the last five years. He added that this pit is separate from the City's pit and is accessed over an easement from the City. Ms. Orbeton asked if the application and the plans for the pit are exactly the same as the previous approval five years ago; Mr. Laflin said they are. Ms. Orbeton asked for information regarding the Kennebec Valley Training Center, which appears on the topographic map; Mr. Laflin explained that that is the former Fish and Game building that his brother Michael now owns. Mr. Brown explained that in the 50s and 60s it was the Fish and Game Association, and in the 70s and 80s it was Uplift's school for mentally retarded children.

Motion to find the application complete.

Moved: Orbeton

Seconded: Bostwick

Unanimously approved

* Mr. Landry arrived. Mr. Morrison will continue to vote on the remainder of this application.

Motion to approve the renewal of the application.

Moved: Orbeton

Seconded: Brown

Unanimously approved

Ms. Feinstein noted that Mr. Ide stated that he did not charge Mr. Laflin an application fee, that the City does not have a fee for renewal, and that this renewal represented very little work for him.

Motion to waive the application fee for Mr. Laflin's application.

Moved: Feinstein

Seconded: Brown

Unanimously approved

Mr. Landry will be voting; Mr. Morrison will not be voting.

6. Renewal of Delegation of Authority to the Code Enforcement Officer

Ms. Obery noted that this Delegation of Authority is for Historic District Approvals for repair/replace projects and roof-top solar installations. Mr. Seymour explained that this is the same as the Delegation of Authority approved last year with the addition of rooftop solar installations as discussed by the Board in January.

Motion to approve the Delegation of Authority to the Code Enforcement Officer.

Moved: Brown

Seconded: Bostwick

Unanimously approved

7. Approval of Findings of Fact

Certificate of Appropriateness for New Construction in the Historic District for Hilary Neckles, 40 Middle Street, Map 9 Lot 80

Motion to approve the Findings of Fact.

Moved: Orbeton

Seconded: Bostwick

Unanimously approved

8. Other Business

Signing of Site Plan Review for 26 Katherine Drive

Mr. Seymour explained that the Board approved the parking lot extension but the plan was not signed. He provided the plan for the Board members to sign.

Boat Ramp Reconstruction

Ms. Feinstein noted a letter from Rosemary Presnar regarding changes in the scope of the boat launch project the Board reviewed last summer. Ms. Presnar explained that the Conservation Commission and Vision Hallowell requested the City Council/City Manager to contact the Project Director, Tom Linscott, to schedule a public information session. Mr. Linscott replied saying that the scope had changed: the ramp and riprap will be replaced but there will be no changes to the parking lot or entrances this year. Ms. Presnar added that with the change of scope the Conservation Commission feels there is no need for the public information session.

Ms. Feinstein asked the Board to consider whether the State needs to come back to the Planning Board regarding the changes and when the State would need to come back to the Board if they were to pick the project back up. There was discussion of when the approval would terminate. There was also discussion of whether the changes were final or temporary.

Other concerns

Mr. Brown observed that the Board has never approved a Conditional Use Permit for the City's sand pit and asked if the City needed to obtain one. The Board agreed that this issue should be examined.

Mr. Brown also asked if the plastic bases for the Enter and Exit signs at the new Central Street Parking Lot were according to the approved plan; Mr. Seymour said they were not what was planned and are meant to be temporary until they can be replaced according to the approved plan this spring. The City Council is currently examining the availability of funding for completion of the project.

Ms. Feinstein relayed Mr. Ide's memo regarding his absence from the Planning Board meetings for the next few months. She said he has also been trying to connect an interested developer with Robert Dale, but has been unsuccessful. Mr. Seymour added that the developer has gone to Fairfield and found that Mr. Dale's business there has been closed and the Town has no contact information. Ms. Feinstein also relayed information that downtown businesses have been notified of the new flag rules.

Ms. Rigoulot observed that she has heard that the Vaughan Homestead Foundation is housing interns in what they call their Guest House; she asked if that was the property for which the Board approved a Conditional Use Permit. Mr. Bostwick said it was. Ms. Orbeton verified that the approval was for office space on the first floor with residential space on the second floor.

9. Adjournment

Motion to adjourn.

Moved: Bostwick

Seconded: Brown

Unanimously approved

DRAFT
