

**City of Hallowell
Planning Board Meeting
City Hall
October 18, 2023
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, Lisa Rigoulot, *Matthew Rolnick (1st alt.)
Doug Ide, Code Enforcement Officer

Excused: Melvin Morrison, Richard Seymour (2nd alt.)

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 September 20, 2023 Planning Board Meeting

Motion to approve the minutes of the September 20, 2023 meeting as presented.

Moved: Landry

Seconded: Bostwick

Yea: Bostwick, Brown, Feinstein,
Landry, Obery

Abstained: Rigoulot

Motion carried.

* Mr. Rolnick arrived. Mr. Rolnick will be voting.

Ms. Obery recused herself from participating in this application because she is a Board member of the Hallowell Water District.

5. Site Plan Review, Minor Project for SC-One LLC, Beech Street, Stevens Commons, Map 6 Lot 27-12

Matt Morrill represented SC-One LLC in presenting an application for a Site Plan Review for a Minor Project to construct a new 17-unit apartment building on Beech Street in Stevens Commons. He also asked the Board to approve a Subdivision Amendment as part of the Site Plan approval.

Mr. Morrill explained that the proposed building will be workforce affordable housing in coordination with the Maine State Housing Authority. There will be 15 one-bedroom units and 2 two-bedroom units. There will be rent limits. He noted that the site is an existing parking lot that is crumbling. The building will have two levels, one of which will be accessible from Beech Street and the other from the parking lot; there will be no elevator. There will be a storm water detention pond which will bleed off into a level lip spreader. There are no setbacks in the SSPDD district, but they are maintaining a 35' buffer planted with trees between the proposed building and the adjacent condominium cottage. The distance between the proposed building and the nearest cottage will be approximately 80'. The dumpster will be screened as required.

Ms. Feinstein asked what size the apartments will be; Mr. Morrill said they will range from 600 to 900 sq. ft. He reiterated that the building is geared for workforce occupants rather than families.

Mr. Ide asked if the building was in the historic district; Mr. Morrill said it was not.

Ms. Feinstein noted the elevations; Mr. Morrill explained that the proposed building was designed to coordinate with Heritage Place (formerly the Flag-Dummer Building) on the opposite side of Beech Street. Ms. Feinstein asked how the apartments will be accessed; Mr. Morrill said there will be a “double loaded” corridor with entrances at each end. The building will be sprinkled.

Ms. Feinstein asked if it would be built on a slab; Mr. Morrill said it will be a frost wall and slab. Mr. Bostwick inquired about the interior stairway from the utility room to the second floor; Mr. Morrill said that they are utility stairs only and will not be accessible to the residents. He also pointed out that there is a laundry room on each floor.

Ms. Rigoulot asked if the patio lighting would be shielded; Mr. Morrill said it would be shielded by the trees in the buffer area.

Mr. Landry asked what the Subdivision Review consisted of. Mr. Ide said that the subdivision Standards duplicate the Site Plan Review standards so they can be approved together. Mr. Morrill explained that the amendment entails drawing a line across the rear of the proposed construction to create a proposed Lot 12 of 1.08 acres.

Mr. Bostwick asked if this project was an alternative to the Ledge Pointe Townhouse Condos; Mr. Morrill said it was. He added that the current market does not support townhouse condos.

Motion to find the application complete.

Moved: Landry

Seconded: Rolnick

Unanimously approved.

Motion to approve the Site Plan Review and the Minor Subdivision amendment as presented.

Moved: Bostwick

Seconded: Brown

Unanimously approved

Board members expressed support for the project as a creative solution for affordable housing needs.

6. Conditional Use Permit Application for Alden Longfellow’s Landscaping, 247 Winthrop Street, a portion of Map 19 Lot 54

No one was present to present the application to the Board. Mr. Ide noted that he had received no plans from the applicant. The Board decided by consensus to table the application to the November meeting.

7. Extension Request for Hallowell-Winthrop Solar, Map 19 Lot 51

Kara Moody of Stantec Consulting explained that the project has not been started due to interconnectivity problems with Central Maine Power. Mr. Ide explained that the Board can approve up to two six-month extensions.

Mr. Bostwick asked if there were any changes to the plan; Ms. Moody said there was one change: the point of connection to the grid will be moved from along the driveway to Winthrop Street to along Honeysuckle Lane to Balsam Drive.

Motion to grant the six-month extension to the solar project.

Moved: Brown

Seconded: Landry

Unanimously approved

8. Approval of Findings of Fact

- A. Historic District Certificate of Appropriateness: Troy Ireland, 59 Middle Street, Map 9 Lot 4
 - B. Historic District Certificate of Appropriateness: Till and Kathryn Hoffmann, 3 Litchfield Road, Map 11 Lot 14
 - C. Historic District Certificate of Appropriateness: John Mulholland, Water Street, Map 9 Lot 186
 - D. Historic District Certificate of Appropriateness: EMT Ventures, 105 Second Street, Map 5 Lots 2 & 3
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- E. Historic District Certificate of Appropriateness: Honest Property Management (agent), 20 Academy Street, Map 9 Lot 79

Motion to approve the Findings of Fact for all of the applications as presented.

Moved: Landry

Seconded: Rolnick

Unanimously approved

9. Other Business

Mr. Brown asked about borrow-pit renewals. Mr. Ide said he thought the term for renewals is ten years and that he did not think any of the current pits were due for renewal.

Ms. Feinstein asked about holding a Public Hearing on the Pinnacle Drive marijuana grow facility. Mr. Ide explained that he had neglected to send out notices. The applicant has requested a special meeting of the Board, but he added that that is at the discretion of the Board. After discussion, the Board decided by consensus that scheduling conflicts among the Board members precluded a special meeting.

10. Adjournment

Motion to adjourn.

Moved: Rolnick

Seconded: Brown

Unanimously approved

Accepted as Presented on November 15, 2023, by a vote of 7 Yea to 0 Nay.

Attested:

S/

Judy Feinstein, Vice-Chair