



# *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*

*February 17, 2022 @ 6:00 PM*

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

**Planning Board Members Absent:** Bruce Roope; Chairman

**Others Present:** Galen Weibley, Director of Economic & Community Development; Tim St. Peter, Code Enforcement Officer; Tom Powers, Presque Isle Industrial Council; Tim Roix, BRSA; & Chad Graham

#### 1. **Call to Order**

Vice-Chairman Gerow called the meeting to order at 6:02 PM.

#### 2. **Minutes Approval:** Review and approve draft minutes from January 20, 2022.

A motion by **Dave Perry**, second by **Travis Ouellette** to approve the January 20, 2022 Joint Planning Board & City Council Meeting Minutes. **Vote – 4 support -0 oppose -1 abstention (McDonald)**

*Sean Nordenhold joined the session*

#### 3. **Review Tabled Subdivision Plans for The Loft @ Downtown Presque Isle 477 Main Street:** Review update and subdivision plan before acting.

Galen Weibley offered an update to the Planning Board regarding this tabled subdivision plan given that approval was needed for parking by the Zoning Board of Appeals. The Zoning Appeals Board granted the parking request at 19 Riverside Drive and the applicant has agreed to add this parking stipulation in his lease agreements and will comply with the Overnight Parking Permit requirements of the City's Land Use Code. Planning Board members read with applicant responses to through the subdivision checklist questions 1-27

A motion by **Brandon McDonald**, second by **Dave Perry** to accept the answers to the subdivision checklist for 477 Main Street. **Vote – 4 support -0 oppose -1 abstention (Nordenhold)**

#### **477 Main Street Subdivision (Continued)**

No public comments were offered regarding the subdivision.

A motion by **Brandon McDonald**, second by **Travis Ouellette** to approve the final subdivision for 477 Main Street with the condition that parking will comply with the City's Overnight Parking Permit requirements and parking will be located at the 19 Riverside Drive Pavilion parking lot. **Vote – 5 support – 0 oppose – 1 abstention (Nordenhold)**

Vice-Chairman Gerow recessed the meeting to sign the subdivision at 6:24 PM and returned at 6:30 PM.

#### **4. Subdivision of Park Place West 1:** Review subdivision for the Presque Isle Industrial Park to clean records.

Tom Powers addressed the board members with suggested changes by the Industrial Council's engineer to clean the records on file regarding land inventory under their trusteeship. Tim Roix shared an overview of the following changes:

- Lot 7 shortened and split with Lot 10
- Lot 5 larger taking of Lot 9
- Lot 9 is proposed to be shortened by 3 acres

There was consensus by the board members to expedite approval of the subdivision checklist given the division is land only and no development proposed.

A motion by **Sean Nordenhold** second by **David Perry** to approve the subdivision proposed for Park Place West by the Industrial Council. **Vote – unanimous 6-0.**

Vice-Chairman Gerow recessed the meeting for members to sign the subdivision plans at 6:41 PM and returned at 6:44 PM.

#### **5. Other Business**

Mr. Weibley shared with the Planning Board members that the City Council held a Goal Setting session regarding the top issues staff and committees should address in 2022. Housing was the top issue followed by Online Presence/Website Update, Regionalization, Recreation, Workforce Development. Members asked how they can aid the Council with the goals and Mr. Weibley stated the Planning Board will be exploring reforms to Chapter 3 of the Land Use Code. Mr. Weibley also shared the recent legislation for regional land banks that will aid in revitalization efforts and the hope to collaborate with Caribou on this topic.

**6. Adjournment of the Planning Board**

A motion by *Sean Nordenhold*, second by *Brandon McDonald* to adjourn the Planning Board at 7:28 PM. **Vote – unanimous 6-0.**

Respectfully Submitted,

Galen Weibley