



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

May 19, 2022 @ 6:00 PM

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

Planning Board Members Absent: Brandon McDonald, David Perry, Stacey Walton (Alternate)

Others Present: Galen Weibley, Director of Economic & Community Development; Tim St. Peter, Code Enforcement Officer; Carol MacPherson; Tim Roix, BRSA Engineering

1. Call to Order

Chairman Roope called the meeting to order at 6:02 PM.

2. Minutes Approval: Review and approve draft minutes from April 27, 2022.

A motion by *Jayne Farrin*, second by *Ward Gerow* to approve the revised April 27, 2022 Planning Board Meeting Minutes. **Vote – unanimous 5-0**

3. Review Revision to Subdivision Plan for 34 Blake & 1, 3, 5, 7 Third Streets - Franklin Place Subdivision: Review proposed revision of the residential subdivision plan before taking action.

Tim Roix representing the owners of the property provided an overview to the Planning Board Members to separate the Franklin Place Condo association from the remaining undeveloped property. Buildings were renumbered as 1, 3, 5, & 7 Third Streets that are owned by condo members and remaining parcels of 2, 4, 6, & 8 are removed from the plan since there were never developed instead numbering the lot 34 Blake Street.

There was consensus by the board members to approve this subdivision with a simple motion for all requirements found in the subdivision checklist. A motion by *Ward Gerow* and second by *Jayne Farrin* to approve the revised subdivision plan of 34 Blake Street & 1, 3, 5 & 7 Third Streets previously known as the Franklin Place Subdivision. **Vote – unanimous 5-0.**

Chairman Roope recessed the Planning Board to sign the Subdivision plans at 6:08 PM

Chairman Roope reconvened the meeting at 6:12 PM after signing.

4. Chapter 16 Land Use Code Revisions

Mr. Weibley introduced to the Planning Board the new formatting of chapters to articles with 2 & 3 combined into Article 2 & potential definition changes. Since more members of the board were absent, the homework of the Board is to read Section I of Article 2 to give guidance on the triggers for development to be Site Plan & Subdivision reviewed by the Planning Board & City Staff.

5. Other Business

Mr. Weibley shared an update regarding LD 2003 which he was apart of the compromise committee to reach a solution to encourage affordable housing developments. There will be new updates to the Land Use Code that the Planning Board will need to consider at future meetings.

6. Adjournment of the Planning Board

A motion by *Sean Nordenhold*, second by *Jayne Farrin* to adjourn the Planning Board at 6:26 PM. **Vote – unanimous 5-0.**

Respectfully Submitted,

Galen Weibley

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