

SABATTUS PLANNING BOARD

Minutes – September 27, 2022 - 7:00PM

Roll Call:

___ Raymond Doyon- Chair
___ James Lowell – Vice Chair
___ Wayne Heyward
___ Bruce Lovett

___ Angie Mitchell
___ Clem Kerr (Alt 1)
___ Ruben Cornelius (Alt 2)

___ CEO, Dennis Douglass

Discussion - Planning Board members / alternates

Angie Mitchell and Ruben Cornelius have joined the Planning Board. Angie Mitchell will be a voting member and Ruben Cornelius will fill the vacant Alternate 2 spot.

Planning Board members welcomed the new members

Minutes – Minutes of July 26, 2022 -

Bruce made a motion to accept as written, 2nd by James. All in favor Vote 5-0

An email was sent out to the members to accept or deny the application for Fielders Choice Ice Cream manufacturing facility and to schedule a public hearing for September 27th, 2022. Bruce, James, Wayne and Ray all responded with a yes to accept the application and schedule the public hearing.

Public Hearing -

Fielders Choice Ice Cream manufacturing facility
Michael and Susan Jillson
Route 126 Sabattus Road
Tax Map 4 Lot 023

The public hearing was opened at 7:04pm. The applicant or representative did not attend. No members of the public or abutters were in attendance.

Planning Board members had a discussion on whether the driveway is paved or gravel. If gravel then the need for a paved apron may be required by the State.

Ruben Cornelius asked the members if there was a need for a traffic study. The members did not feel it would generate the traffic needed to trigger a study. It is a State road. Planning board members discussed the need for a one-way or two-way drive.

The members discussed the need for data to be approved by the Sanitary District Director, Paul Morin.

James Lowell mentioned water runoff concerns based on the steep topography of the site.

*Ray Doyon closed the public hearing at 7:18PM - Wayne motion, Bruce 2nd
All in Favor Vote 5-0*

Unfinished Business - Fielders Choice Ice Cream manufacturing facility
Michael and Susan Jillson
Route 126 Sabattus Road
Tax Map 4 Lot 023

Bruce made a motion to do a Site Visit on October 8, 2022 at 9:00am, 2nd by Angie.
All in Favor Vote 5-0

New Business – None

Code Enforcement Business- Draft ordinances being worked on for consideration:

- Medical / Adult Use Marijuana business'

Dennis Douglass, Code enforcement Officer, discussed the need to draft ordinances for medical and adult use marijuana businesses for the Town of Sabattus. The town manager has requested a draft ordinance for the selectmen to review prior to the annual town meeting in the event Sabattus opts in to allow marijuana businesses.

James Lowell and Ray Doyon asked if there were templates available. Dennis explained there are several local town ordinances as well as MMA templates that we can use to draft our ordinances.

Work on the ordinances will be on-going in preparation for the annual town meeting.

Planning Associate Business- Discussion on future development of Main Street.

- Projects in the works and the need to provide connectivity to the downtown area.

Dennis Douglass, Code Enforcement Officer, discussed a meeting with a local developer and the town manager. The discussion was about a proposed development in town and the need for connectivity to the "downtown" area of Sabattus which would include Maine Street, High Street and Greene Street areas.

The planning board members were asked to come up with some questions for a survey the town is considering. The questions have to do with what people's visions are for Sabattus. Examples:

What would draw you to the Town of Sabattus?

What would you like to see where the old mill used to be?

Would you support the revitalization of a "Downtown", and where would it be?

A general discussion was had about the need for an Economic Development Director.

Other Business –

- Next meeting is scheduled for October 25, 2022 at 7:00pm at the Town of Sabattus meeting room.

Bruce motion to adjourn 8:23PM, Wayne 2nd **All in Favor Vote – 5-0**