

# MILLINOCKET

Maine's Biggest Small Town

Town of Millinocket Planning Board

Thursday, February 19, 2026

Called to order 6:03 pm

In Attendance:

Mike Wallace- Chair

Jon Crawford

Michelle Anderson

Evan Campbell

Avern Danforth

Heidi Wheaton

Jon Cote- Excused

Tom Malcolm CEO, Erica Lee Asst. Assessor/Code

2 citizens, 1 on zoom

No minutes available from the last two meetings (12/16/2025 & 01/15/2026)

Old business: None

Plan to meet on the third Wednesday for the next two months (3/18/2026 and 04/14/2026)

Return to the third Thursday for the month of May (5/21/26)

New business: Public Hearing Site Plan Review for Home Occupancy

Paul and Crystal Nice, 15 Alpine Avenue, which is a corner lot, are asking for approval of an in-home salon. Crystal would be working alone and taking on only about 2-4 clients each day, depending on what her clients are requesting. Coloring hair and perms takes about 3-4 hours, therefore allowing only two clients that day. The biggest concern the Town of Millinocket has is space for parking as parking on the street is not allowed. That was also the only concern Public Works has as well. Paul and Crystal have plenty of space with two driveways that will allow up to 8 vehicles to park. The New Development in the past typically hasn't allowed subletting or home businesses, but Our Katahdin hasn't been as concerned and are working to lift this ordinance.

There were no issues with the site plan review

Everything will meet Life Safety Code (LSC)

Crystal will follow the rules and regulations of her State of Maine Cosmetology License. An inspection would be required by the State of Maine if there were any issues with code enforcement, but she is aware that there could be random inspections through the state at any time unrelated to the Town of Millinocket and code enforcement. Crystal is aware of sanitation rules, licensed contractors only, obtain salon insurance, keep driveway safe and free of ice and snow. She understands to obtain proper permits to begin the project and will receive Certificate of Occupancy once all is completed. Crystal does not plan to use any signage; she is mostly continuing hair care for clients that she saw in Lincoln who are now willing to travel to her. She is not looking to expand currently. If this changes in the future, crystal states her business will no longer be out of her home. Her home salon is currently no handicap accessible but is hoping to make it handicap accessible at some point. Discussed box steps as an option. She understands that this is not required as her home salon is not meeting the cost threshold. Crystal states there will be no down time in her client schedule, so she will have only 1 client in the salon at a time. Crystal is currently traveling with all her equipment, having this home salon is very important to her as it allows her to continue to work and care for her grandparents who live with her. Crystal's home salon will continue to look like

a home on Alpine Avenue and not like a business to any concerned neighbors. 25 neighbors were notified of this meeting and topic; no one reached out or attended the meeting.

Motioned by Heidi Wheaton, 2<sup>nd</sup> by Jon Crawford to approve site plan review.  
Vote 6-0

CEO provided update on the following projects

- Group looking at Lamson Funeral Home- Change of use
- New Dental hygienist coming to Penobscot Ave. Looking to open March 2026
  - Penquis funding approved, contractor secured
- 2<sup>nd</sup> week of March the second inspection will take place for the new section of the hospital. Once project is completed, they will start remodeling the old section of the hospital
- Someone purchased the main building and the yurts at the old campground. Other sites were sold off separately
  - All lots of the Preble subdivision have been sold
- Preble lots will need driveway permits and many have gotten them already
  - Airport is FAA
- Our Katahdin subdivision plan is still on hold, awaiting street names. This is holding up other site plans

Evan Campbell motioned adjourn, Avern Danforth 2<sup>nd</sup> 6:34 P.M. vote 6-0

Respectfully Submitted,

Erica Lee / Assessing/Code Assistant

