

WISCASSET PLANNING BOARD  
MINUTES, MAY 28, 2008

Present: Al Cohen, Earl Dighton, Chairman Steve House, Jackie Lowell, Karl Olson, and Ray Soule

Absent: Tony Gatti, Jill Lorom and Peter McRae

1. Call meeting to order

Chairman Steve House called the meeting to order at 7 p.m.

2. Consideration of May 12, 2008 minutes

Karl Olson moved, Al Cohen seconded, to accept the minutes as printed. Vote 5-0-1 (Soule abstained).

3. Doug Fitts and Bret Benway (Ice Pond Corp.) - Final Plan Review for Clark's Point Subdivision, 34 dwelling units, roads and fire pond, Map R-5, Lot 122

Doug Fitts said he had complied with the Planning Board's request to add to the plan the location of the pond, true north arrow, surveyor's stamp, right of way and curve data, and the language for conditions of approval.

Town Planner Jeffrey Hinderliter recommended that the application be considered as a traditional subdivision, not a cluster subdivision, and that the State Subdivision Review Criteria be approved by reference. Note 6 on the plan referring to cluster subdivision will be deleted. He submitted the following comments to the Board on the review criteria:

No. 6: Part of the exception request (note 10 on plan), conditions 1 and 4 and written response included with the packet given to the Board

No. 10: Pond was approved by DEP during January 2008.

No. 12: Part of exception request (note 10 on plan), conditions 3 and 4.

No. 13: Technical is acceptable, should written evidence of line of credit be required?

No. 18: Erosion control information located on plans and written documentation provided in response to review criteria.

Nos. 20 and 21: Part of exception request (note 10 on plan), conditions 1 and 4 and written response included in packet given to the Board.

No. 22: See condition 3.

No. 24: See above comments concerning cluster subdivisions.

Fitts will provide a letter of credit for the file. In addition to the four conditions for approval, which Jeffrey had recommended at the previous meeting (having a professional engineer inspect the streets during construction, obtaining applicable DEP approvals before construction, submitting final condominium documents before sale of first unit and stating that roads will not be reduced to 16 feet if there is no ordinance change), a fifth was added requiring Planning Board review and approval of any changes in building footprints and locations before construction.

The responses to the criteria listed in the application for Subdivision approval were considered and the following action taken:

1. Al Cohen moved, Ray Soule seconded, to accept. Vote 6-0-0.
2. Karl Olson moved, Earl Dighton seconded, to accept. Vote 6-0-0.
3. Karl Olson moved, Al Cohen seconded, to accept. Vote 6-0-0.
4. Ray Soule moved, Earl Dighton seconded, to accept. Vote 6-0-0.
5. Karl Olson moved, Al Cohen seconded, to accept. Vote 6-0-0.
6. Karl Olson moved, Ray Soule seconded, to accept with conditions in applicants' letter received May 28, 2008. Vote 5-1-0 (Olson opposed).
7. Ray Sole moved, Al Cohen seconded, to accept. Vote 6-0-0.
8. Karl Olson moved, Ray Soule seconded, to accept. Vote 6-0-0.
9. Ray Soule moved, Karl Olson seconded, to accept. Vote 6-0-0.
10. Karl Olson moved, Al Cohen seconded, to accept. Vote 6-0-0.
11. Ray Soule moved, Karl Olson seconded, to accept. Vote 6-0-0.
12. Earl Dighton moved, Ray Soule seconded, to accept with conditions 3 and 4. Vote 6-0-0.
13. Al Cohen moved, Ray Soule seconded, to accept subject to receipt of letter of credit from bank. Vote 6-0-0.
14. Karl Olson moved, Ray Soule seconded, to accept. Vote 6-0-0.
15. NA
16. Ray Soule moved, Karl Olson seconded, to accept. Vote 6-0-0.
17. Ray Soule moved, Karl Olson seconded, to accept. Vote 6-0-0.
18. Al Cohen moved, Ray Soule seconded, to accept. Vote 6-0-0.
19. Ray Soule moved, Karl Olson seconded, to accept. Vote 6-0-0.
20. Ray Soule moved, Al Cohen seconded, to accept (reference should be Section 5) with conditions 1 and 4 and note 10. Vote 6-0-0.
21. Ray Soule moved, Karl Olson seconded, to accept with conditions 1 and 4 and Note 10. Vote 6-0-0.
22. Ray Soule moved, Al Cohen seconded, to accept with condition 3. Vote 6-0-0.
23. NA
24. Karl Olson moved, Ray Soule seconded, to accept as regular subdivision and note 6 on plan will be deleted. Vote 6-0--0.
25. NA

Karl Olson moved, Al Cohen seconded, to approve State Subdivision Review criteria through reference of local review. Vote 6-0-0.

Karl Olson moved, Al Cohen seconded, to accept and approve the Subdivision and pond as reviewed. Vote 6-0-0. The plans were signed.

#### 4. Other Business

#### 5. Adjourn

Al Cohen moved, Earl Dighton seconded, to adjourn the meeting at 7:40 p.m. Vote 6-0-0.

Submitted by,

Jackie Lowell, Recording Secretary

cc: (Upon Planning Board approval) Board of Selectmen