

WISCASSET PLANNING BOARD
JULY 28, 2008

Present: Al Cohen, Tony Gatti, Steve House, Jill Lorom, Jackie Lowell, Karl Olson
and Ray Soule

Absent: Peter McRae

1. Call meeting to order

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

2. Consideration of July 14, 2008 minutes

Karl Olson moved to approve the minutes as written. Vote 5-0-2

PUBLIC HEARING

3. B2 Group, LLC – Three-lot minor subdivision, Map U15, Lot 7

Roger Bintliff presented his plans to divide a parcel of land into two tracts, Lots 2 and 3. Subdivision approval is necessary because of a previous division. Lot 1 has approval for a commercial development. Lot 2 will be residential and Lot 3, which has frontage on Route 1, will be commercial. The public hearing closed at 7:09 p.m.

REGULAR BUSINESS

4. B2 Group, LLC – Final plan review for three-lot minor subdivision, Old Bath Road, Map U15, Lot 7

Karl Olson recused himself as he represented the B2 Group. Town Planner Jeffrey Hinderliter said that the application had been reviewed at the previous meeting and had been found complete with the exception of information on the New England Telephone easement (not received) and the well driller's report which had been received.

Responses to the review criteria found in the Wiscasset Subdivision Ordinance were read by Karl Olson and approved as follows:

- Section 2.3.3a – Al Cohen moved to accept. Vote 6-0-1
- Section 2.3.3b – Al Cohen moved to accept. Vote 6-0-1
- Section 2.3.3c – Al Cohen moved to accept. Vote 6-0-1
- Section 2.3.3d – Ray Soule moved to accept. Vote 6-0-1
- Section 2.3.3e – Ray Soule moved to accept. Vote 6-0-1
- Section 2.3.3f – Tony Gatti moved to accept. Vote 6-0-1
- Section 2.3.3g – Ray Soule moved to accept. Vote 6-0-1
- Section 2.3.3h – NA
- Section 2.3.3i – Ray Soule moved to accept. Vote 6-0-1
- Section 2.3.3j – Ray Soule moved to accept. Vote 6-0-1
- Section 2.3.3k – Ray Soule moved to accept. Vote 6-0-1
- Section 2.3.3l – Ray Soule moved to accept. Vote 6-0-1
- Section 2.3.3m – NA

Section 2.3.3n – Ray Soule moved to accept. Vote 6-0-1
Section 2.3.3o – NA
Section 2.3.3p – Ray Soule moved to accept. Vote 6-0-1
Section 2.3.3q – NA
Section 2.3.4a – NA
Section 2.3.4b – NA
Section 2.3.4c – Jackie Lowell moved to accept. Vote 6-0-1
Section 2.3.4d – Jackie Lowell moved to accept. Vote 6-0-1
Section 2.3.4e – Al Cohen moved to accept. Vote 6-0-1
Section 2.3.4f – Al Cohen moved to accept. Vote 6-0-1
Section 2.3.4g – NA
Section 2.3.4h – Ray Soule moved to accept. Vote 6-0-1
Section 2.3.4i – NA

Al Cohen moved to accept the final plan of the subdivision and approve the splitting off of the one small parcel from the overall package. Vote 6-0-1.

5. Kenneth W. Connors – Construction of a small wind energy system, 541 Birch Point Road, Map R8, Lot 8

Jody Connors, representing his father Kenneth Connors, presented plans to install a wind energy system to generate power for his own (Kenneth's) use and requested that site plan review requirements be waived. Jeffrey Hinderliter said that the requirements of the ordinance were strict because of the possibility of much larger systems with potential impacts, but flexibility was built into the ordinance for waiver requests for small systems such as that being proposed. The height of the monopole tower and unit is 42 feet plus the concrete pier, or a little higher than the chimney on a two-story house. He said that the tower will not be visible to the closest abutter in summer as it will be hidden by trees. Al Cohen said that he personally had no objections to the proposal, but because this is the board's first application for a wind energy system, he advised the board to hold a public hearing before considering the waiver so that abutters would have an opportunity to comment. Al Cohen moved to schedule a public hearing. Vote 7-0-0. The applicant will send notices to abutters by certified mail and will stake the location of the facility.

6. Other Business

In response to Jeffrey Hinderliter's question, Jill Lorom indicated she would like to continue on the board for another term. Jeffrey said there is an applicant for the seat formerly held by Earl Dighton whose term had expired.

7. Adjourn

Al Cohen moved to adjourn at 7:55 p.m. Vote 7-0-0.

Submitted by,

Jackie Lowell, Recording Secretary

cc: (upon Planning Board approval) Board of Selectmen