

WISCASSET PLANNING BOARD
MINUTES, JUNE 23, 2008

Present: Al Cohen, Earl Dighton, Tony Gatti, Chairman Steve House, Jill Lorom, Jackie Lowell, Peter McRae, Karl Olson and Ray Soule

1. Call meeting to order

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

2. Consideration of June 9, 2008 minutes

Earl Dighton moved, Al Cohen seconded, to accept the minutes. Vote 6-0-3 (McRae, Olson and Soule abstained)

3. Forrest Hunt - Subdivision amendment, 519 Gardiner Road

Mr. Hunt presented an application to amend the subdivision plan by splitting off Lot H from the current Lot A. The resulting Lot A would be 7.5 acres and Lot H would be 14.5 acres. The chairman said he had spoken with the Town Planner, who was unable to attend the meeting, and he had seen no problem with the division. Tony Gatti moved, Ray Soule seconded, to accept the amendment. Vote 9-0. The mylar was signed.

4. B2 Group, LLC - Subdivision pre-application meeting for 3-lot subdivision and for 25-lot subdivision, Map U-15, Lot 7

(Karl Olson recused himself) Roger Bintliff said he was in the process of purchasing land on Route 1 and Old Bath Road and was seeking approval for a minor 3-lot subdivision and for a major 25-lot subdivision on Lot 2 of the minor subdivision. He plans 25 highly energy-efficient, stick-built houses priced under \$200,000. The houses will be targeted to seniors who want to down-size, not as vacation houses. He plans to use his current construction crew for the new development. Twelve units would be affordable housing in the \$159,000 to \$169,000 range on one-acre lots. Thirteen units would be priced from \$189,00 to \$199,000.

Realtor Nancy Carleton had spoken with abutters of the property and had received positive comments.

Attorney Matthew Evans said that he represents Lady Marian's Trust and the B2 Group. The land in question is owned by Larry Crooker and is proposed to be sold to the two entities that Mr. Evans represents; the larger piece where housing will be developed will be sold to the Lady Marian Trust and the smaller parcel with access to Route 1 to Roger Bintliff's B2 Group for some future use. He asked the Board to consider the minor subdivision first, which consists of three lots, and then the major 25-lot subdivision on Lot 2 of the minor subdivision.

Twin Oak Road will be extended into the subdivision and an abutter, Dave Sherlock, who was present said the only concern expressed by his neighbors was an impact on wells if blasting took place. Roger Bintliff said that no blasting was planned and he would address any concerns about wells. Mr. Sherlock asked about the ownership and

maintenance of the road; Twin Oak Road is a town-owned and -maintained road. Attorney Evans said the extension of Twin Oak Road would be a privately maintained road.

Matthew Evans said that the purchase of the land by Lady Marian's Trust could take place this week and they would like to start construction on a model home on Old Bath Road as soon as possible.

The chairman recommended handling the two applications as one two-part application. Tony Gatti moved, Ray Soule seconded, to accept the pre-application as complete. Vote 8-0-1 (Olson abstained). A site walk of the three-lot subdivision by Tony Gatti, Al Cohen and Jill Lorom was scheduled for Monday, June 30 at 5 p.m.

5. Other Business

6. Adjourn

Al Cohen moved, Earl Dighton seconded, to adjourn the meeting at 7:45 p.m.

Submitted by,

Jackie Lowell, Recording Secretary

cc: (Upon Planning Board approval) Board of Selectmen