

WISCASSET PLANNING BOARD
MINUTES, FEBRUARY 23, 2009

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

Absent: Jill Lorom and Peter McRae

1. Call meeting to order

Chairman Steve House called the meeting to order at 7:06 p.m.

2. Consideration of the February 9, 2009 minutes

Ray Soule moved to accept the minutes. Vote 6-0-1 (Cohen abstained).

3. B2 Group - Site Plan Review application for Maine Heritage Village, Map U-15, Lot 7B

(Karl Olson recused himself from the board for this presentation.) Karl Olson submitted an updated site plan and an updated lot coverage summary. Additional material expected from the engineers had not been received.

Jeffrey Hinderliter, town planner, reported he had met with David Allen and John Devin of the MDOT regarding concerns about traffic. Although they considered the concerns legitimate, they had no jurisdiction because the number of trips generated during the peak hours did not exceed 100. In fact, the entrance on Old Bath Road instead of on Route 1 supports the Gateway One planning. Karl Olson said that there are "no parking within 10 feet of pavement" signs along Route 1 adjacent to the site.

Nine parking spaces behind the Market Place were added for a total of 52. Deliveries will be made during low traffic hours. There will be a multi-tiered rock circle with flowers at the corner to prevent parking or entering the site at that point. Letters have been sent to municipal departments; the Water District has replied that there is sufficient capacity for the project.

A public hearing was scheduled for March 9 contingent upon the requested materials being received by February 27.

4. Riverbank Power - Development update, Old Ferry Road, Map R8, Lot 6

John Douglas introduced his development team and updated the board on the project. Since his last visit, a 2200-foot deep hole has been drilled and rock removed. The core is being analyzed and the final chemical testing should be complete within a week. Douglas said there was very little water in the rock and the rock was the type needed by the underground complex. He said out of the 50 sites in North America that were originally identified, 15 have qualified and from that number the final five sites will be chosen. He said he was pleased with the progress and with the support from FERC and the state. A 300-page preliminary application will be filed this week or next.

He demonstrated on a plan of the area where the various components of the plant will be located. The 15 tons of rock that will be removed may be taken out of the site by rail or by ship. He suggested that if the Mason Station were used as a port for the removal of rock, it could become an eco-tourist destination with a visitor center and a research facility. The permitting process will take two years and construction will take four years and provide 1000 jobs working in three shifts. When the facility is complete and running, it will employ 50 to 75 workers.

5. Other Business

Ted Zagwyn briefly described the treasure hunt business he would like to operate behind Huber's Market. In the 30' x 40' site, customers would purchase pails of dirt that they would then sift and screen for gems. The dirt is from closed mines. He has a similar operation in Windsor. There was no objection to the applicant asking for the 2000-foot waiver; however, an application would be required. He will provide a photo of his existing operation.

6. Adjourn

Al Cohen moved to adjourn at 8 p.m. Vote 7-0-0.