

WISCASSET PLANNING BOARD
MINUTES, OCTOBER 20, 2008

Present: Al Cohen, Tony Gatti, Steve House, Peter McRae, Lester Morse, and Karl Olson

Absent: Jill Lorom, Jackie Lowell, Ray Soule

1. Call meeting to order

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

2. Consideration of September 22, 2008 minutes

Al Cohen moved to accept the minutes as presented. Vote 6-0-0.

Public Hearing

3. B2 Group, LLC - 25-lot residential subdivision, Old Bath Road, Map U15, Lot 7

Karl Olson presented the plans for the B2 Group's 25-lot subdivision on Old Bath Road. There were no questions or comments and the public hearing closed at 7:03 p.m.

Regular Business

4. B2 Group, LLC - Final Review of 25-lot residential subdivision, Old Bath Road, Map U-15, Lot 7

(Karl Olson recused himself.) Karl Olson said updated engineering plans and additional soil reports and a summary of the certified mailings had been submitted. Steve House reported that he, Tony Gatti, Lester Morse, and Ray Soule had taken a site walk that day, everything was well staked out, and they toured the model home. In response to Steve House's question, Karl Olson said the streets would be named and the homes would have street numbers.

In response to Jeffrey Hinderliter's question on the easement, Karl Olson said the New England Telephone Company was not willing to release it because they could not find a record of it. He will submit further relevant information when it is received.

Hinderliter said he had received a letter from the ambulance service, and although he had not received anything from the fire department, he said he saw no reason to delay approval.

The DEP has accepted the stormwater application and issued a permit by rule. The final subdivision site plan includes an engineer's seal. Hinderliter recommended the site developer and well driller be made aware that there are some groundwater assessment reports associated with the septic construction and overall site development. He also recommended that the developer provide the Code Enforcement Officer with water analysis updates when the wells are drilled. He recommended that the Planning Board conditionally approve the subdivision.

The applicant sought waivers for two sections of the ordinance: to allow a deviation from the requirement that the traveled way be in the center of its right of way, and to diminish the amount of clearing in the right away from the required 100%. Hinderliter recommended that the Planning Board grant the waivers.

Hinderliter recommended as conditions of approval: 1) any construction associated with DEP permits not begin until DEP approval is secured, 2) a letter be obtained from the EMS Director regarding proper egress from the home to the driveway, and 3) the applicant shall submit a letter from a professional engineer certifying that the new roads are constructed in accordance with the Wiscasset subdivision ordinance road standards.

The responses to the review criteria were read.

Al Cohen moved to accept Section 2.3.3.a. Vote 5-0-0.

Al Cohen moved to accept Section 2.3.3.b. Vote 5-0-0.

Tony Gatti moved to accept Section 2.3.3c. Vote 5-0-0.

Al Cohen moved to accept Section 2.3.3d. Vote 5-0-0.

Al Cohen moved to accept Section 2.3.3e. Vote 5-0-0.

Al Cohen moved to accept Section 2.3.3f. Vote 5-0-0.

Tony Gatti moved to accept Section 2.3.3g. Vote 5-0-0.

Al Cohen moved to accept Section 2.3.3i. Vote 5-0-0.

Al Cohen moved to accept Section 2.3.3j. Vote 5-0-0.

Al Cohen moved to accept Section 2.3.3k. Vote 5-0-0.

Al Cohen moved to accept Section 2.3.3.l. Vote 5-0-0.

Al Cohen moved to accept Section 2.3.3.m. Vote 5-0-0.

Al Cohen moved to accept Section 2.3.3.p. Vote 5-0-0.

Al Cohen moved to accept Section 2.3.4.a subject to the approval of the DEP drainage permits for those roads. Vote 5-0-0.

Al Cohen moved to accept Section 2.3.4.b. Vote 5-0-0.

Al Cohen moved to accept Section 2.3.4.c. Vote 5-0-0.

Al Cohen moved to accept Section 2.3.4.d. Vote 5-0-0.

Al Cohen moved to accept Section 2.3.4.e. subject to a response from the fire department that is acceptable to the chairman. Vote 5-0-0.

Al Cohen moved to accept Section 2.3.4.f. Vote 5-0-0.

Al Cohen moved to accept Section 2.3.4.h. Vote 5-0-0.

Tony Gatti moved to accept Section 2.3.5 with the two waiver requests. Vote 5-0-0.

Tony Gatti moved that the approval of the site plan review and state subdivision ordinances be incorporated by reference as part of the local subdivision approval. Vote 5-0-0.

Al Cohen moved to approve the final plan subject to the DEP approval and the missing letters from the Town of Wiscasset and the notification by Roger Bintliff to the homeowners that there will be potential commercial development between them and Route 1. Vote 5-0-0.

5. Other Business

(Karl Olson rejoined the board) Scott Houldin introduced Don Jessome, President of Transmission Developers, Inc. Houldin said National RE/sources/Point East/i.park is a real estate partner with Transmission Developers, Inc. on 431 acres of former Maine Yankee land. Jessome announced his company's plans to lay an underwater cable for 1000 megawatt direct current transmission between Wiscasset and Boston. He said the project will ease transmission congestion and improve system reliability in Maine. An

AC-DC converter station will be constructed in Wiscasset and a DC-AC converter station will be built in Boston. The site of the project is Point East's i.park. The permitting process will take approximately two years for permits at the state and federal level. Jessome estimated it will take another three years to construct the cable, which probably will be in service by 2014. In response to a question from the board, Jessome said he picked Wiscasset because of the access to the water, the commercial relationship developed with I.park and the proximity of the proposed location of the Riverbank energy center. In response to Jeffrey Hinderliter's question, Jessome said there was no connection with the Green Line project. Jessome plans to make a further presentation to the board in November.

6 Adjourn

Al Cohen moved to adjourn the meeting at 7:55 p.m. Vote 6-0-0.

Submitted by,

Jackie Lowell, Recording Secretary

cc: (Upon Planning Board approval) Board of Selectmen