

WISCASSET PLANNING BOARD
MINUTES, SEPTEMBER 28, 2009

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

Absent: Jill Lorom and Peter McRae

1. Call to order

The chairman called the meeting to order at 7 p.m.

2. Consideration of September 14, 2009 minutes

In the September 14, 2009 minutes, item 3, last line, "registered" was changed to "professional land." Ray Soule moved to approve the minutes as amended. Vote 6-0-1 (Gatti abstained).

3. Ervin Deck, Airport Manager - Approval of Site Plan Review amendment for 50' x 50' snow removal equipment building

The applicant was not present. Jeffrey Hinderliter reported that he and CEO Rick Lang had visited the site and recommended board approval conditional upon the applicant obtaining all applicable federal, state and local approvals. Karl Olson reported no problems at the site walk. Karl Olson moved to conditionally approve the revision of the original plan showing a 50' x 50' Snow Removal Building and Taxiway Access as represented on the plan titled "Assembly of Snow Removal Equipment Building and Associated Site Work" dated July 2009, as an amendment to the 2002 and 2004 approved Wiscasset Municipal Airport Site Plan Review Application with the condition that before construction begins, the applicant shall successfully secure all applicable federal, state and local approvals and have the plan signed by a professional land surveyor. Vote 7-0-0.

4. Norm's Used Cars - Preliminary Site Plan Review for 40' x 75" repair garage, Map U-18, Lot 4

Reporting on the site walk, Karl Olson said the site was well marked according to the plan. In response to Lester Morse's question regarding water runoff, Norman Sherman said that water will be rerouted so that it will not drain toward Route 144, but rather there will be stone-lined drainage ditch behind the building running toward Route 1. Sherman said the existing driveway would be used.

Jeffrey Hinderliter, Town Planner, addressed the preliminary application in his memo of September 28, 2009, listing the items needed in order to find the application complete before approval could be considered. In response to questions during this discussion, Sherman said the impervious surface is 3000 square feet; and the building would be connected to water and sewer; however, the building will not be plumbed. In addition, Karl Olson asked that the natural contours and aquifers and aquifer recharge areas as required in Article VIII, Section 4.3.11 and 4.3.12 be added to the plan and/or addressed. Karl Olson moved to schedule a public hearing for the next planning board meeting (October 12). Vote 7-0-0.

5. Chewonki Foundation, Donald Lamson - Site Plan Review waiver request for 20' x 30' Concrete Slab for compost bins, Map R-9, Lot 3

Lamson presented the application for a 20' x 30' concrete slab for three compost bins. Chewonki is working with the DEP and Maine Department of Agriculture to create a compost management plan. Al Cohen moved that under the 2000 sq. ft. rule, we waive the planning board review necessity. Vote 7-0-0. Karl Olson asked for a site plan showing the sites of both of the current applications from Chewonki.

6. Chewonki Foundation, Peter Arnold - Preliminary review of small energy conversion system, Map R-9, Lot 3

Arnold was not present. Hinderliter asked the board to read his memo and the application in order to be prepared for the final review of this project. He recommended a site walk because of the height of the system and its proximity to residential units and the airport. Karl Olson, Lester Morse, Tony Gatti and Al Cohen will attend the site walk on October 6 at 4 p.m.

7. Other Business

Hinderliter asked for the board's direction regarding Jill Lorom's absence from board meetings. Karl Olson moved that Jeffrey Hinderliter write a letter to Jill Lorom to formally ask her intentions with regard to her planning board membership. Vote 7-0-0.

8. Adjourn

Al Cohen moved to adjourn the meeting at 7:47 p.m. Vote 7-0-0.