

WISCASSET PLANNING BOARD
MINUTES, OCTOBER 12, 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 meeting to order

The chairman called the meeting to order at 7:02 p.m.

PUBLIC HEARINGS

2. Norm's Used Cars - Construct 40' x 75' Repair Garage, 744 Bath Road, Map U-18, Lot 4

There were no questions or comments and the public hearing was closed at 7:03 p.m.

3. Chewonki Foundation - Construct a Small Wind Energy Conversion System, 485 Chewonki Neck Road

There were no questions or comments and the public hearing was closed at 7:04 p.m.

REGULAR MEETING

4. Consideration of September 28, 2009 Minutes

Karl Olson moved to accept the minutes as printed. Vote 7-0-0.

5. Norm's Used Cars - Preliminary Site Plan Review for 40' x 75' Vehicle Repair Garage

Town Planner Jeffrey Hinderliter reviewed the list of items that had been addressed subsequent to the September 28 meeting as outlined in his memo of October 12, 2009. He recommended a determination that the plan was complete and that the board schedule a final review at the October 26 meeting. Al Cohen moved that we find the plan as presented is complete. Karl Olson asked that the motion be amended to include on the plan two-foot contours and location of aquifers, if any, (Article VIII, Sections 4.3.22 and 4.3.12). Vote on the motion as amended: 7-0-0. The application was scheduled for final review on October 26 and the applicant was asked to bring the MDOT approval if it is received by that date.

6. Chewonki Foundation - Final Review of construction of Small Wind Energy Conversion System under the Small Wind Energy Conversion System Ordinance

Al Cohen, reporting on the October 6 site walk, said that it was a nice site, the tower is not near property lines and it is out of the airport approaches. A preliminary review of the application for a 100-foot turbine, site walk and public hearing had been completed. Jeffrey Hinderliter reviewed the applicable regulations under the Small Wind Energy Conversion System Ordinance and he recommended that the board waive the requirement that the application be considered under site plan review.

Peter Arnold provided the board with documentation to address the nine items contained in Hinderliter's memo of October 12, 2009. In response to questions, Arnold said that the tower would have no climbing ability for 12 feet and the foundation would extend below the frost line. Al Cohen moved that being as a waiver has been requested and all information the planning board has requested of the applicant has been provided, that we waive the site plan review under our

power. Vote 7-0-0. Al Cohen moved to give final approval to the proposal as submitted. Vote 7-0-0.

7. Greg Lamar - Request for Site Plan Review waiver for 32' x 50' vehicle repair garage, 546 Gardiner Road, Map R-3, Lot 35

Applicant was not present.

8. Maine Woodland Properties - 7 lot subdivision

Application was withdrawn.

9. Other Business

Jeffrey Hinderliter reported that he had written Jill Lorom with regard to her membership on the planning board, but he had received no response. The board recommended that he continue to try to reach her by phone.

Hinderliter said the board had received a compliment -- that the planning board was the best run group, board, or committee in Wiscasset.

10. Adjourn

Al Cohen moved to adjourn the meeting at 7:35 p.m. Vote 7-0-0.