

WISCASSET PLANNING BOARD
MINUTES, MAY 23, 2011

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

Absent: Tony Gatti, Peter McRae and Deb Pooler

1. Call to Order

Chairman Steve House called the meeting to order at 7:03 p.m.

PUBLIC HEARING

2. Ames Supply - Construct a 14,500 sq. ft. building addition, 447 Bath Road, Map U-14, Lot 6

The public hearing was called to order at 7:04 p.m. Wayne Averill described the 30-foot wide addition on both the south and west sides of the building. The addition on the back will be the same style as the building; the addition on the side will be a greenhouse. There will be no change in parking. There were no questions or comments. The public hearing closed at 7:05 p.m.

REGULAR BUSINESS

3. Consideration of May 9, 2011 minutes

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

4. Ames Supply - Final Site Plan Review for 14,500 sq. ft. building addition, 447 Bath Road, Map U-14, Lot 6

Ray Soule reported on the site walk he, Al Cohen and Karl Olson had taken. Al Cohen said he saw no reason not to go forward.

The applicant has received a verbal okay from DEP and is waiting for a letter to that effect. Kevin Clark, Sitalines, said the project had received approval from the DOT less than five years ago and he asked for a waiver from the board on submission of the DOT approval. He said a traffic count was not required and only the site of the curb cut needed confirmation.

Al Cohen moved to waive reading of the individual standards. Vote 6-0-0

The performance standards were approved as follows:

- A. Preserve and Enhance the Landscape: Karl Olson moved to accept. Vote 6-0-0.
- B. Filling and Excavation: Ray Soule moved to accept. Vote 6-0-0.
- C. Air Quality: Karl Olson moved to accept. Vote 6-0-0.
- D. Water Supply: Ray Soule moved to accept. Vote 6-0-0.
- E. Natural Beauty: Karl Olson moved to accept. Vote 6-0-0.
- F. Relationship to Environment and Neighboring Buildings: Ray Soule moved to accept. Vote 6-0-0
- G. Vehicular Access: Karl Olson moved to accept. Vote 6-0-0.
- H. Parking and Circulation: Karl Olson moved to accept. Vote 6-0-0.
- I. Surface Water Drainage: Ray Soule moved to accept. Vote 6-0-0.
- J. Existing Utilities and Municipal Services: Ray Soule moved to accept. Vote 6-0-0.
- K. Water Quality: Ray Soule moved to accept. Vote 6-0-0.

Copies of the certified mail receipts will be delivered to the office. The permit fee was paid.

Al Cohen moved to accept the site plan application as complete pending receipt of letters from the DEP and DOT. Vote 6-0-0.

Al Cohen moved to approve the project subject to receipt of letters from DEP and DOT. Vote 6-0-0.

5. Other Business

Karl Olson said the ORC was working on a new subdivision ordinance and asked for the board's opinion on requiring the entire board to attend site walks. Al Cohen opposed as it would be difficult to schedule a site walk for the whole planning board and it would make it more difficult to recruit planning board members because of the additional time requirement. Jackie Lowell opposed, as if the entire board attended, it would constitute a meeting and would require public notice and minutes.

6. Adjourn

Al Cohen moved to adjourn the meeting at 7:25 p.m.