

WISCASSET PLANNING BOARD  
MINUTES, AUGUST 8, 2011

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

Absent: Peter McRae and Deb Pooler

1. Call to Order

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

2. Consideration of June 27, 2011 Minutes

Al Cohen moved to accept the minutes. Vote 6-0-1.

3. Discussion on Westview Campground 1999 Conditional Use Permit

CEO Rick Lang gave a history of this subdivision established in 1988. The original five lots had access to either a new road or Route 27. Five additional lots were applied for in 1997 when the Westview Campground application was made. Lots 1 and 2 (now owned by Ray Soule) could not be built upon until the road providing access to these lots was brought up to standards. A conditional use permit issued in 1999 waived the paving requirement.

In 2000 the applicant received approval to expand the campground to Lot 5 of the subdivision without completing the first conditional use permit which would have extended the road to lots 1 and 2. Two lots adjoining Lot 1 were sold to David Cleveland and there were questions regarding the right-of-way though Lots 1 and 2 to access the additional lots. In 2005 Cleveland sold the two lots to Readfield.

In 1997 the Planning Board waived the requirement that the access road for lots 1 and 2 on the Westview Road be paved, and the applicant stated that no dwellings would be put up until the road was brought to major subdivision standards. It is unclear now who would be responsible for bringing the road up to subdivision standards so that Lots 1 and 2 could be sold and/or built upon.

Lang recommended that the March 23, 1999 Conditional Use be amended. Al Cohen moved that the March 23, 1999 Conditional Use Permit issued to Blanche Ellis, Section C. Conditions and Completion Date, by removing : d. (The Wiscasset Subdivision Ordinance requires that roads providing access to lots in a subdivision are constructed to Town Standards including paving (VII.3.C5.10). The Planning Board has the authority to waive this requirement when it decides that strict compliance will cause extraordinary and unnecessary hardship (VII.7) and e. (On April 28, 1997 the Planning Board voted to waive the requirement that the access road for lots 1 and 2 on the Westview Road be paved. The applicant stated no dwellings would be put up until the road was brought up to major subdivision standards) and adding that the Westview Road will remain a Town-owned road to the end of the paved section and a private way for the remainder. Vote 6-0-1 (Soule abstained).

4. Other Business

Karl Olson updated the board on ORC activities. The first draft of the Road Ordinance had been reviewed which requires plans for all roads except for logging roads. Included in the requirements would be back lot driveways serving three or more lots. An on-site inspector will be required to sign off on roads as part of the subdivision or site plan ordinance approval process.

In response to Lester Morse's question, CEO Rick Lang said that the planning board had given an applicant approval to move a shop, although the board did not realize at the time that there

were three lots involved, one of which was owned by the applicant's wife and the other two by the applicant and his wife. Lang will check the file to see what approval was given.

5. Adjournment

Al Cohen moved to adjourn at 7:41 p.m. Vote 7-0-0.