

WISCASSET PLANNING BOARD
MINUTES, NOVEMBER 12, 2012

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

Absent: Debra Pooler

PUBLIC HEARING

1. Open Public Hearing regarding Stewart's Cove Subdivision Amendment, Tax Map R9, Lot 7D

Chairman Steve House opened the public hearing at 7:03 p.m. Stan Haney described the changes to the property lines that he is seeking approval for which would add a section of Lot C to Lot B, both of which he owns. He would also relinquish rights of Lot C to the common area before selling Lot C. There were no comments or questions.

2. Close Public Hearing.

The public hearing closed at 7:05 p.m.

REGULAR MEETING

3. Call meeting to Order

The chairman called the meeting to order at 7:05 p.m.

4. Consideration of October 22, 2012 minutes

Karl Olson moved to accept the minutes as presented. Vote 6-0-2

5. Stan and Susannah Haney - Reconfigure property lines within existing subdivision, subdivision amendment, 6 Eaton Cove Road, Map R9, Lot 7D (Lots B, C & E on original plan)

Karl Olson, Deb Pooler and Town Planner Misty Parker performed a site walk on November 7, inspected the property lines and had no issues with the proposal.

Karl Olson moved to waive the reading of the performance standards. Vote 8-0-0. Karl Olson moved to find the application in conformance with the review standards. Vote 8-0-0. Karl Olson moved to approve the application as complete. Vote 8-0-0. The mylar was signed.

5. Veles Investments, LLC - Pre-application conference for 9-lot subdivision, Pooler Pit Road, Map R1, Lot 37-A

James Schmidt proposes to develop a nine-lot subdivision off Pooler Pit Road. The property is part of a 162-acre parcel in Wiscasset and Woolwich. The nine-lot subdivision covers 28 acres and there are an additional 134 acres in Wiscasset, which will remain farm or forest land. There are gravel resources on the property, which will be used to in grading the subdivision road to the town road.

Veles was advised that standards, including a 50-foot right of way, for the subdivision road were described in the ordinance; however, the impact on the road leading to the subdivision road must be determined according to state law. Veles was advised that Pooler Pit Road must be brought up to standards so it is safe for emergency vehicles to access the subdivision. He will have to meet with the property owners to get their consent to upgrade the road. In addition, a road maintenance agreement for the subdivision and Pooler Pit Road will be needed.

The applicant will be provided with an updated copy of the recently approved subdivision ordinance. He will stake out the road and lots, and a site walk will be scheduled in the future.

7. Stephen Wood - Two-year extension request for Sunset Ridge Subdivision, Oak Ridge West, Map U23, Lot 3-(01-11)

Mr. Wood has asked for the third two-year extension to complete the subdivision. Ray Soule moved to extend the subdivision approval. Vote 8-0-0.

8. Other Business

The revised ordinances were distributed. Misty Parker suggested that if not all ordinances fit in the binders, at least Article II, Building Laws; Article VI, zoning; Article VII, subdivision; and Article VIII, site plan review should be included.

There will be an MMA workshop for Planning Boards on December 12. Members should advise Misty Parker if they plan to attend.

In response to a question on the Grover garage addition, Parker said she would consult with the interim Code Enforcement Officer. The interim CEO's office hours are 9 a.m. to 1 p.m. on Monday and Wednesday and from 1:15 to 4 p.m. on Thursday.

9. Adjourn

Al Cohen moved at 7:44 p.m. to adjourn the meeting. Vote 8-0-0.