

WISCASSET PLANNING BOARD
MINUTES, AUGUST 26, 2013

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

Absent: Al Cohen and Deb Pooler

1. Call to Order

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

2. Consideration of June 10, 2013 minutes

Karl Olson moved to approve the minutes as presented. Vote 6-0-1.

3. Hunt Co., Inc./Forrest Hunt – Pre-application for creation of new lot in existing subdivision, 519 Gardiner Road, Map R-03, Lot 85B

Mr. Hunt plans to create a two-acre lot, which will be Lot J, from a 7.5-acre lot, Lot A. Lot J has septic and access will be a right of way through Lot A. The right of way will not be specified, but will be adequate for access to Lot J.

The site is in the Rural District which requires two acres per business. Mr. Hunt said at one time the property was zoned commercial, and in the past he was informed that the rural designation would be changed to commercial. Town Planner Misty Parker said she was unaware of a previous commercial designation for the site but will look into it.

A site walk by Tony Gatti, Karl Olson and Ray Soule will take place on Thursday, August 29, at 5 p.m. Hunt was advised that his application will require updated list of owners of abutting properties, the surveyor's registration number, setback of the proposed lot, and a note on the plan indicating that the right of way will be at his discretion. In addition, Karl Olson noted that the certification is not valid; it is a standard which does not exist. Hunt was asked to indicate location of the pins on the plan and to accent with heavier lines the boundaries of Lots A and J. A public hearing will be held on September 9, 2013.

4. Review proposed road ordinance

Misty Parker reported that the ORC had revised the Road Ordinance following a workshop with the selectmen. The section pertaining to upgrading non-conforming roads before new lots are created has been changed. A tiered system has been created in order to allow a non-conforming road to be improved as houses are built so that the roads can handle increased traffic. A 50-foot right of way will be required where possible to allow for future widening to handle the possibility of increased traffic. The Planning Board will have the ability to waive the standards in instances where following them would be impossible. Ray Soule recommended that the reference in J(3) should be four inch gravel or should refer to DOT standards. Typos and a reference in 1.A.(3) will be corrected (the correct reference should be 3.I).

In response to Selectman Ed Polewarczyk's question, Misty Parker explained that a driveway would be considered a road upon the construction of a third house. At that point the road would be required to

have a 50-foot right of way and planning board approval. In the future, should any of the three properties on the road divide into additional lots, the road standards for additional dwelling units which include a 50-foot right of way would more easily be met.

5. Koontz memo from Lincoln County Planner Bob Faunce

Misty Parker asked the board to take note of the memo from Bob Faunce regarding recent U. S. Supreme Court land use decisions that cautions against making conditions that do not meet the criteria of the ordinance.

6 Adjourn

Lester Morse moved to adjourn at 8:12 p.m. Vote 7-0-0.