

WISCASSET PLANNING BOARD
Minutes, February 11, 2019

Present: Tony Gatti, Jackie Lowell, Lester Morse, Karl Olson, Deb Pooler, Jason Putnam, and
Chairman Ray Soule

Absent: Al Cohen and Peter McRae

1. Call to Order

Chairman Ray Soule called the meeting to order at 7 p.m.

2. Approval of Minutes of January 28, 2019 minutes

Karl Olson moved to approve the minutes as presented. Vote 7-0-0.

3. Atlantic Environmental, LLC – Application for dock, pier, ramp and float in shoreland, 9 Sheepscot
Shores Road, Map R05, Lot 115-11

Tim Forrester, Atlantic Environmental LLC, submitted a proposal for the James E. Feather Revocable Trust to construct a dock consisting of a fixed pier with a seasonal ramp and float. The dock will provide recreational water access to the Sheepscot River. The planned project consists of a 4' x 6' landing, 4' x 16' access stairs, 6' x 20' pier, 3' x 26' ramp and a 10' x 20' float. The float is 200 feet from the mean low water mark. Forrester submitted a copy of the Army Corps of Engineers approval and a copy of the DEP permit application. Karl Olson moved to approve the application as complete. Vote 7-0-0. Karl Olson moved to approve the application subject to the receipt of the DEP permit. Vote 7-0-0.

4. James V. Davis – Preliminary Subdivision application, 19 Sunset Ridge, Map R01, Lot 10

Mr. Davis submitted a preliminary subdivision application to divide a 6.1-acre lot creating a new 2.9-acre lot. There is a mobile home on the original lot, and he plans to put another mobile home on the new lot. A list of requirements for subdivision approval were given to Mr. Davis including but not limited to a deed, a survey with bearings and distances, indication of true north on the plan, how the right-of-way will be dealt with, written waiver requests, a phosphorus control plan, contours, test sites, net density, and delineated wetlands.

5. Linda Cataldo – Site Plan Review application for addition to existing structure, 770 Bath Road, Map U-18, Lot 005

Applicant was not present.

6. Correspondence received

- A. Maine DEP approval of dock – James E. Feather Revocable Trust, Map R05, Lot 116-11
- B. Tier 1 application to Army Corps of Engineers, DEP and Natural Resources Act for Dollar General store.

7. Other Business

Karl Olson said that the gravel pit on Lot R2, Lot 10B needed a site plan review according to the ordinance and read the relevant section on page 206, Article VIII, Section 2.H. The Code Enforcement Officer and the chairman disagreed.

8. Adjournment

Deb Pooler moved to adjourn the meeting at 7:33 p.m. Vote 7-0-0.