

WISCASSET PLANNING BOARD  
MINUTES, OCTOBER 25, 2010

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

Absent: Al Cohen

1. Call to Order

Chairman Steve House called the meeting to order at 7:00 p.m.

2. Consideration of September 27, 2010 minutes

Ray Soule moved to accept the minutes. Vote 7-0-1 (Olson abstained)

3. Ames Supply, Inc. - Preliminary Site Plan Review for building expansion, Map U14, Lot 6

Karl Olson moved to table until the proper materials are received. Vote 8-0-0.

4. State of Maine - Site Plan Review and RTF pre-application for construction of wireless telecommunication Tower, Map R5, Lot 20

Craig Hitchings, Radio Project Office Manager, and Jim Williams, Project Manager, representing the State of Maine Office of Information Technology were present. Hitchings explained the objectives of the Maine State Communications Network were to provide essential State public safety radio communications, replace and consolidate outdated infrastructure and provide interoperability with local public safety agencies. The network when completed over a three-year period will have 40 transmission sites serving 4500+ mobile and portable radios. Following a presentation at a selectmen's meeting, Hitchings had met with Town Manager Laurie Smith and Road Commissioner Greg Griffin at the proposed site chosen for the 180-foot tower on Huntoon Hill Road, which is town-owned land. An option letter was signed by Laurie Smith and Craig Hitchings for a 40-year lease at \$400 per month with a 2% increase annually. Approval of the lease will require a town vote.

The State is applying for Site Plan Review for the self-supporting 180-foot tower and equipment shelter on a 100' x 100' site with an easement to meet the ordinance's fall zone requirement. In response to questions, Hitching said the State was required to coordinate with the FCC to insure that there will be no interference with FCC frequencies, the State frequencies will change, there will be a series of outreach sessions facilitated by NEMA with the counties, and the other tower in Wiscasset was considered, but it was found to be inadequate for State use. Tim Pellerin, County Director, will be contacted by the group regarding county frequencies. The \$50 million cost of the 26 sites, which will be built, will be shared with the custom and border protection agency.

A site walk by Karl Olson, Lester Morse and Tony Gatti was scheduled for Tuesday, November 2 at 4 p.m. Sites for photo simulations will be selected at that time. Debra Pooler moved to approve the site plan review pre-application. Vote 8-0-0.

5. Multi-County Jail Authority - Site Plan Review for equipment storage building, Map U15, Lot 6

Kyle Canada presented plans for a 20' x 30' steel two-bay garage for storage of snow removal equipment to be located 21 feet from the main building. Ray Soule moved to waive site plan review under the 2,000 square foot waiver. Vote 8-0-0.

6. George Green - Site Plan Review for 28' x 70' greenhouse, Map U-16, Lot 11

The applicant was not present. (see below)

7. Stephen J. Wood - Request for project completion extension of 11-lot residential subdivision, Map U23, Lot 001-011

The board had received a letter from Mr. Wood requesting another extension for completion of his project citing the lack of improvement in the economic climate. Karl Olson moved to grant the extension. Vote 8-0-0.

8. Other Business - none

9. Adjourn

Ray Soule moved to adjourn the meeting. Vote 8-0-0.

Karl Olson moved to reconvene. Vote 8-0-0.

Ray Soule moved to grant the request of George Green under the 2,000 sq. ft. waiver. Vote 8-0-0.

Ray Soule moved to adjourn at 7:30 p.m. Vote 8-0-0.