

WISCASSET PLANNING BOARD
MINUTES, JANUARY 10, 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.

PUBLIC HEARING

2. State of Maine - Construction of a wireless telecommunication tower facility, 17 Huntoon Hill Road, Map R-5, Lot 20

Craig Hitchings, State of Maine Office of Information Technology, working in conjunction with the U.S. Customs and Border Protection, described the proposed 180-foot telecommunications tower planned for Huntoon Hill Road, which will be one of 43 sites providing essential statewide public safety communications. The 100' x 100' site will include a 12' x 32' shelter for radio equipment and generator for backup power and is screened by trees. Although Lincoln County has a tower in the vicinity, it does not have the capacity for use by the state.

Tim Pellerin, Director of Lincoln County 911 Communications, expressed concern that the state's new tower would interfere with the Lincoln County tower frequencies. In response, the state had agreed to cease operation of its system if it interfered with the county frequencies. The state also agreed to delete a paragraph from the agreement that would prohibit the county from adding new equipment to its tower if the equipment interfered with the state's operations.

Sheridan Bond, Chairman of Lincoln County Commissioners, said the board had no objections to the state's plans but the burden of correcting interference should be on the state, rather than on the county that has spent \$500,000 in upgrading its system.

The public hearing closed at 7:19 p.m.

REGULAR MEETING

3. Consideration of December 13, 2010 minutes

Ray Soule moved to approve the minutes. Vote 7-0-0.

4. State of Maine - Final Site Plan Review for construction of telecommunication tower facility, 17 Huntoon Hill Road, Map R-5, Lot 20

Town Planner Jeffrey Hinderliter reported that the applicant had addressed the comments contained in his December 13 memo. With regard to providing right, title and interest in the property on Huntoon Hill Road, on advice of counsel, an affidavit from a municipal officer with knowledge of the property could be accepted in lieu of a deed and had been submitted. Karl Olson asked that the letter from Dennis Jumper accompanying the affidavit be submitted on his letterhead and that he be identified as Town Attorney.

Karl Olson moved to waive the reading of each performance standard but to vote on them individually. Vote 7-0-0.

A. Preserve and Enhance the Landscape (6.1): Karl Olson moved to accept. Vote 7-0-0.

- B. Filling and Excavation (6.2): Karl Olson moved to accept. Vote 7-0-0.
- C. Air Quality (6.3): Karl Olson moved to accept. Vote 7-0-0.
- D. Water Supply (6.4): Karl Olson moved to accept. Vote 7-0-0.
- E. Natural Beauty (6.5): Karl Olson moved to accept. Vote 7-0-0.
- F. Relationship to Environment and Neighboring Buildings (6.6): Ray Soule moved to accept. Vote 7-0-0.
- G. Vehicular Access (6.7): Ray Soule moved to accept. Vote 7-0-0.
- H. Parking and Circulation (6.8): Ray Soule moved to accept. Vote 7-0-0.
- I. Surface Water Drainage (6.9): Ray Soule moved to accept. Vote 7-0-0.
- J. Existing Utilities and Municipal Services (6.10): Ray Soule moved to accept. Vote 7-0-0.
- K. Water Quality (6.11): Ray Soule moved to accept. Vote 7-0-0.

Karl Olson moved to accept the Article XI standards. Vote 7-0-0.

Karl Olson moved that all conditions have been met and we grant the site plan and wireless telecommunications facility permits subject to the two conditions* in Jeffrey Hinderliter's memo (of January 10, 2011). Vote 7-0-0.

5. Northeast Security - Site Plan Review waiver request for 12' x 16' pump room, 110 Bradford Road

Michelle Doele requested a waiver of site plan review for an addition that may be required by the State Fire Marshall. Al Cohen moved that the bump-out is so small that we waive site plan review. Vote 7-0-0.

6. King Cove Property Management

The applicant was not present.

7. Other Business

Jeffrey Hinderliter said that although he was now a part-time employee, he did not expect his interaction with the planning board to change.

8. Adjourn

Al Cohen moved to adjourn at 7:45 p.m. Vote 7-0-0.

* From JH memo of 1/10/11:

1. Work with Lincoln County to mitigate any communication interference.
2. A signed statement indicating how the state will encourage co-location in accordance with Section 9a-9d of the Wiscasset Wireless Telecommunication Ordinance. This statement shall be submitted to the Wiscasset Planning Board before facility construction begins.