

WISCASSET PLANNING BOARD
MINUTES, OCTOBER 22, 2012

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

Absent: Peter McRae, Deb Pooler and Ray Soule

1. Call to Order

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

2. Consideration of minutes of September 24, 2012

Al Cohen moved to approve the minutes as submitted. Vote 6-0-0.

3. Stan and Susanna Haney - Subdivision pre-application for change of lot line in subdivision, Map R09, Lots 007D and 007E

CEO Rick Lang explained that the Haney's, who live on Lot B, own Lots B and C and plan to sell Lot C minus a small portion of the lot that abuts the common area and Lot B. There is no house on Lot C. The lot lines will be changed to add the small portion to Lot B, leaving Lot C without access to the common area. After the change, both B and C will be buildable lots. Lot C has its own septic system.

Currently the Haney's (2/3) and the owners of Lot A (1/3) pay the taxes on the common area. After the lot line change, the owner of Lot C will not be responsible for taxes on the common area.

Al Cohen moved to accept the pre-application for the annexation of .23 acres of Lot C to Lot B as complete. Vote 6-0-0. Separate driveways for the three lots were approved in 2006, and rights of way for driveways on Lot B no longer exist. A public hearing is scheduled for November 12, 2012. The Haney's will send notices to abutters within 200 feet of the subdivision and will bring a mylar and 10 copies showing the change to the next meeting.

4. John Purington - Subdivision pre-application to change property line, Map R03, Lots 69C and 69-11

John Purington owns both lots and is asking to change the property lines in order to provide access to Lot 69C, which currently has no access from Route 27 other than through Lot 69-11. He proposes to move the lot line of Lot 69-11 in order to provide a .10-acre strip of land to Lot 69C. The current access to Lot 69C is through 69-11, although there is no legal right of way.

The board questioned how Lot 69C was created without access to Route 27, which would have been prohibited by the ordinance, and the subdivision documents prohibited any legal right of way through Lot 69-11.

Karl Olson said information needed by the board would include delineation of wetlands; the improvements such as slabs, existing structures, existing septic, and wells located on the lots; and a determination whether 69C is part of the subdivision. In addition to the request for changing the lot line, the board would have to approve Lot 69C retroactively. Purington was advised to research the deeds to determine if there was a legal right of way and obtain an access permit from the DOT.

5. Other Business

Steve House reported that the Appeals Board hearing scheduled for the following night had been cancelled as the appeal was dropped.

Al Cohen on behalf of the board thanked CEO Rick Lang, who will be retiring, for the help he has given the board.

6. Adjournment

Al Cohen moved to adjourn at 7:47 p.m.