

WISCASSET PLANNING BOARD  
MINUTES, APRIL 8, 2013

Present: Al Cohen, Steve House, Jackie Lowell, Peter McRae , Lester Morse, Karl Olson, and Deb Pooler

Absent: Tony Gatti, Ray Soule

PUBLIC HEARINGS

Amend Shoreland Zone Resource Protection District to Shoreland Residential District for shoreland properties starting at Wiscasset Map U1 lot 146 (Castle Tucker) running southwest following the Sheepscot River to Wiscasset Map U8 Lot 5 (28 Flood Ave.)

The public hearing opened at 7 p.m. Historic New England, owner of Castle Tucker, requested that the Tucker Castle land currently zoned as Resource Protection be rezoned as Shoreland Residential District, as the current district is too restrictive. The DEP has approved the change. If the change is approved by the voters, Historic New England plans to restore the landscape to its original condition in the early 1900s by clearing out areas and planting or restoring the orchards. The work will be done gradually and will improve the view to the water. The public hearing closed at 7:07 p.m.

Subdivision Lot Line Amendment for John Purington, 689 Gardiner Road, Map R03 Lots 69-11 and 69C

The public hearing opened at 7:07 p.m. John Purington plans to change the lot lines on his property to create street access to Lot 69C which will be shared with Lot 69-11 and to add part of Lot 69C to Lot 69-11 in order to increase the area of Lot 69-11 to one acre. The public hearing closed at 7:12 p.m.

REGULAR MEETING

1. Call to Order

Chairman Steve House called the meeting to order at 7:12 p.m.

2. Consideration of February 11, 2013 minutes

Karl Olson moved to accept the minutes as printed. Vote 4-0-3.

3. John Purington, Subdivision amendment to adjust property line, 689 Gardiner Road, Map R03 Lots 69-11 and 69C

Karl Olson pointed out that on the plan there was no symbol for the legend "5/8" Iron Rod Set," five corner monuments were missing, and "right of way" should be printed on plan. He had questions regarding what property the utility pole served and asked that the plan show utilities or utility easements to Mr. Purington's property. The history of the property was discussed briefly explaining how Lot 69C was left landlocked and how five years after the subdivision was formed, the lot could be sold.

Mr. Purington was asked to provide the missing material as listed above and to check with either the CMP or the registry about utility easements.

#### 4. Maine Yankee Site Plan Amendment

Misty Parker reported that the Code Enforcement Officer had approved minor changes to the approved site plan dated February 11, 2013 requested by Maine Yankee. The change included paving the existing driveway (< 10,000 sq. ft.) to the storage/maintenance building on the north side and an apron on the east side. A minor change to the location of the underground utilities was approved in order to access an existing transformer.

#### 5. Other Business

In response to a question, Misty Parker said the applicant for the Pooler Pit subdivision had subdivided out an eight-acre lot for a house and plans to move forward with the subdivision application in May. There was a question about the applicant's harvesting trees for farmland. To date no notice of violation has been issued.

#### 6. Adjourn

Al Cohen moved to adjourn at 7:39 p.m. Vote 7-0-0.