

WISCASSET PLANNING BOARD
MINUTES, JULY 13, 2020

Present: Jackie Lowell, Chair Karl Olson, Deb Pooler, Jason Putnam and Steve Wallace

Absent: Al Cohen, Tony Gatti, Peter McRae, and Lester Morse

1. Call to Order

Chair Karl Olson called the meeting to order at 7:15 p.m.

2. Approval of the June 8, 2020 minutes

Jason Putnam moved to approve the minutes as written. Vote 5-0-0.

3. Wiscasset Solar – Community Share Solar Project, Map R-1, Lot 29

Cole Peters submitted a pre-application for the solar project and gave a brief history of the company. The 20-acre project site is on the Woolwich border adjacent to Mountain Road and Lowelltown Road with access from Jones Road.

Mike Atkinson provided information on the company which has projects in seven states and has been in business since 2009. The company remains the investor in the project and manages for the lifetime of the project. Five megawatts of power from the project will go back to the CMP grid. Residents who buy credits in the project will receive a 10% discount on their electricity costs. There are no hazardous materials and the project will be fenced off. Cole Peters reviewed the contents of the application with the board which included an FAQ sheet, information on the financing of the project, stormwater management and erosion control and various maps showing wetlands, soils, contours, boundaries, and location of solar panels. He listed the requirements of the application which he believed were not relevant to this project and he was instructed to request waivers for those requirements. Inasmuch as there are no structures on which to calculate the fee, Karl Olson will confer with the Town Manager on what basis the fee should be calculated. A public hearing will be scheduled when the application is complete. Peters was advised applications should be submitted a week in advance and abutters must be notified.

4. Allison L. Chapman – Minor subdivision on Lowelltown Road, Map R-02, Lot 04A

Karl Olson recused himself as he will be presenting the application. Vice chair Jason Putnam presided. Olson said that the application for a waiver was necessary because three lots are being created within five years. One lot was created 3.75 years ago, and Mrs. Chapman now intends to sell 3.10 acres and to retain the remaining land. She does not reside on the property. The application will be on the next agenda, as the remaining four members on the board did not constitute a quorum in order to vote.

5. Clark's Point – Minor amendment to an approved plan for driveway to Lot 8 across common land of the development

Olson recused himself as he was representing the applicant, Mark Pearson, who explained the need for a driveway across common land to Lot 8. The layout of the house and garage relative to the adjacent

road made the existing entrance to the garage difficult. Action on the application was postponed until the next meeting on July 27 because of lack of quorum needed for a vote.

6 Other Business

Meeting in person was discussed. Olson said using the gym in the community center was being discussed by the selectmen.

Olson reminded members of the Maine Municipal on-line training to be held later in the month and asked that those who wish to attend inform him as soon as possible.

7. Adjournment

Jackie Lowell moved to adjourn the meeting at 8:20 p.m. Vote 5-0-0.