

WISCASSET PLANNING BOARD
MINUTES, SEPTEMBER 24, 2007

Present: Al Cohen, Earl Dighton, Tony Gatti, Chairman Steve House, Jill Lorom, Jackie Lowell, Karl Olson and Ray Soule

Absent: Peter McRae

1. Call meeting to order

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

2. Consideration of September 10, 2007 minutes

Earl Dighton moved, Tony Gatti seconded, to accept the minutes as written. Vote 7-0-1 (Olson abstained).

3. Chewonki Foundation - Site Plan Review waiver request for 1800 sq. ft. kitchen facility, Map R-9, Lot 3

Donald Lamson presented plans to move a 40' x 60' barn to a new foundation and to build a kitchen on the present site of the barn. Because the project includes the new 2400 sq. ft. foundation for the barn plus the kitchen of 1800 sq. ft., the project exceeds 2000 sq. ft. the maximum size for which a waiver could be granted. Jeffrey Hinderliter had authorized a permit for the laying of the foundation. A site visit by Jill Lorom, Earl Dighton, Al Cohen and possibly Karl Olson was scheduled for September 27 at 10 a.m. A public hearing will be held on October 9.

4. Tim Swinburne - Preliminary Site Plan Review for self-storage facility, Map U-10, Lot 1

Rob Prue, Pine Tree Engineering, presented plans for a six-building self storage facility on a 12-acre lot. Each building will be 30' x 200' and the project will be built in three phases of two buildings each, timing will depend on market conditions. The entrance will be from Birch Point Road. The stormwater permit application has been filed with the DEP. Water and sewer service will be from Birch Point Road. There will be three underdrained soil filters discharging into the existing field; runoff will enter two natural drainage ways on the property. Landscaping will include a rosa rugosa hedge around the perimeter of the development and will be planted on three sides next spring. The buildings will be 30 feet apart, which will provide adequate access for fire equipment. There will be one employee on the site.

Tim Swinburne showed photos on which drawings of the buildings had been superimposed. The buildings will have cedar shingle siding and peaked roofs. Motion-sensitive lighting will be installed at every third door.

In order to complete the application, Mr. Swinburne was advised to obtain letters from the Fire and Police Departments and the Road Commissioner and to contact Woody Freeman (Mgr., Transfer Station) regarding solid waste disposal. A boundary survey, data on ten-year storm frequency, identification of source of soils data, identification of benchmark data, and true north arrow on the plans will also be needed. A public hearing was scheduled for October 22.

5. Other Business

The mylar for the subdivision amendment approved for Chet Clark at the previous meeting was signed.

6. Adjourn

Al Cohen moved, Karl Olson seconded, to adjourn the meeting at 8:07 p.m. Vote 8-0.