

WISCASSET PLANNING BOARD  
MINUTES, APRIL 27, 2009

Present: Chairman Steve House, Jackie Lowell, Peter McRae, Lester Morse, Karl Olson and Ray Soule

Absent: Al Cohen, Tony Gatti and Jill Lorom

1. Call meeting to order

Chairman Steve House called the meeting to order at 7:05 p.m.

2. Public Hearing - Central Maine Power Company application for 7200 sq. ft. service building, Lot 1, Ferry Crossing Industrial Park, Old Ferry Road

Dan Spaulding, Spaulding Engineering, described the proposed 7,200 sq. ft. building to be located on a 2.8-acre parcel with a 75-foot setback from the stream. The building will be used for office, warehouse storage and vehicles. The stormwater management permit application has been submitted to the DEP.

Larry Jewett, a Maine Yankee employee, described the problem with drainage on the access road and said the resulting ice causes a dangerous condition. Spaulding said that CMP would address the problem and had contacted the Public Works Department. He said repairs would include a catch basin and modification to the island. The public hearing closed at 7:13 p.m.

3. Consideration of April 13, 2009 minutes

Karl Olson moved to accept the minutes as printed. Vote 5-0-1 (Soule abstained).

4. Robert Taylor - Request for 2,000 sq. ft. waiver for seasonal open-air produce stand, 625 Dragon Fly Lane

Robert Taylor outlined his plans for an open-air fruit and vegetable market that would operate four days per week. Produce will be displayed on tables covered by canopies. There is ample parking for cars. He owns a similar but larger operation in Brunswick and said he would be on site daily. He asked for waiver of site plan review because the project is less than 2,000 sq. ft. Ray Soule moved to grant the 2,000 sq. ft. waiver. Vote 6-0.

5. Central Maine Power Company - Final site plan review of 7,200 sq. ft. service building

Jeffrey Hinderliter, Town Planner, said that issues raised at the previous meeting had been addressed. Dennis Jumper, Town Attorney, had clarified the situation with regard to a payment Ferry Road Development owed to the town; it did not involve the subject property. The applicant as requested had submitted an up-to-date purchase and sale agreement. The applicant had contacted the airport manager who had no problem with the communication tower. Mark Dawson, CMP, said that although CMP had no written document from the airport manager, it would obtain certification from the FAA before

construction starts. Photos taken from a boom truck were shown. It will be necessary for the applicant to receive DEP approval before construction begins. Karl Olson moved to approve the project under site plan review and Article 11, Wireless Communication Ordinance. Vote 6-0-0.

## 6. Other Business

Jeffrey Hinderliter said there had been concern about the number of buildings at the Maine Heritage Village and whether they had been accurately represented on the site plan. A May 16 opening is planned. The Code Enforcement Officer had measured the signage and it conformed to the rules. Hinderliter asked for the board's recommendation before taking any action and suggested an amendment to the site plan showing the location of the buildings.

Peter McRae said that electrical service was not shown on the plan and the contractor did not follow what was presented to the board. The plan had indicated "exhibit space" but had not specified what that would consist of. It had been unclear at the time of the approval that the exhibit space would consist of small buildings rather than kiosks or canopies.

Hinderliter said that under the ordinance, the buildings are allowed; however, they were not represented on the plan or approved by the planning board as buildings, only as exhibit space. As an exhibit space does not generate income, it does not contribute to the retail space count relative to parking spaces or visitor use.

Jeffrey Hinderliter said that if the buildings exist, they should be represented on the plan. It was the consensus of the board that he contact the property owner and ask him to return to the board with an amended site plan showing what exists currently on the property with final locations. Electrical service and lighting should also be shown on the plan.

In response to a question, Jeffrey Hinderliter said the delay in construction at the McDonald's site was due to a problem with the state over the impact fee.

## 7. Adjourn

Karl Olson moved to adjourn at 8 p.m. Vote 6-0-0.