

WISCASSET PLANNING BOARD
MINUTES, OCTOBER 26, 2009

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

Absent: Jill Lorom and Ray Soule

1. Call meeting to order

The chairman called the meeting to order at 7:03 p.m.

2. Consideration of October 12, 2009 minutes

Karl Olson moved to approve the minutes as printed. Vote 6-0-1 (McRae abstained).

3. Norm's Used Cars - Final Site Plan Review for vehicle repair garage, 744 Bath Road, Map U-18, Lot 4

Town Planner Jeffrey Hinderliter reported that Scott Plummer, representing Norm's Used Cars, had submitted the aquifer map and an amended site plan showing spot elevations requested by the board at the previous meeting, which completed the application for the 40' x 70' repair garage. The responses to the Site Plan Review Performance Standards were read by Plummer and approved as follows:

Al Cohen moved to accept A. Vote 7-0-0.

Karl Olson moved to accept B. Vote 7-0-0.

Karl Olson moved to accept C. Vote 7-0--0.

Al Cohen moved to accept D. Vote 7-0-0.

Al Cohen moved to accept E. Vote 7-0-0.

Karl Olson moved to accept F. Vote 7-0-0.

Karl Olson moved to accept G noting the town planner's condition on MDOT approval. Vote 7-0-0.

Al Cohen moved to accept H. Vote 7-0-0.

Karl Olson moved to accept I. Vote 7-0-0-.

Al Cohen moved to accept J. Vote 7-0-0.

Karl Olson moved to accept K. Vote 7-0-0.

Al Cohen moved to accept the project subject to DOT approval of the entrance permit. Vote 7-0-0.

4. Wiscasset Municipal Airport - Amendment to condition of approval for Snow Removal Equipment Building, Chewonki Neck Road, Map U-20, Lot 1

Jeffrey Hinderliter said that the airport was asking that the condition (that the plan be signed by a professional land surveyor) on the amendment approval be removed because the plan contained no boundary information or other items which would require a surveyor's signature or seal. Karl Olson said that the board could not waive the requirement for a surveyor's signature; however, the SRE was an accessory building, which did not require a surveyor's signature. Al Cohen moved to delete "...and have the plan signed by a professional land surveyor" from the Town of Wiscasset Airport plan amendment. Vote 7-0-0.

5. Greg Lamar (Greg's Used Cars & Service) - Waiver request for 32' x 50' vehicle repair garage, 546 Gardiner Road, Map U-3, Lot 20

Greg Lamar plans to construct a 32' x 50' vehicle repair garage and requested a waiver under the 2000 sq. ft. rule. The lot, on which the garage will be built, adjoins Mr. Lamar's lot and has been acquired by him. The building now on the lot will be removed. Al Cohen moved to waive the

planning board process under the 2000 square foot rule but require the applicant go through the code officer to verify setbacks. Vote 7-0-0.

6. Wiscasset Yacht Club - Pre-application review of Shoreland Zoning and Site Plan Review for relocation of existing clubhouse, 2 Water Street, Map U-1, Lot 71

David King, representing the Yacht Club, said club is exploring the possibility of relocating its building because of the poor condition of the piles supporting it. The clubhouse is 54' x 30' and a new attached porch is planned. The building is non-conforming and, according to the ordinance, may be moved within the boundaries of the parcel on which it is located as long as it does not become more non-conforming.

It is unclear whether the Yacht Club owns one parcel, through which the railroad runs, or two parcels separated by the railroad tracks. If the club property is considered one parcel, the building would have to be moved as far as practical, i.e. to the north of the railroad tracks. The club is reluctant to do that for safety reasons, aesthetics and loss of parking lot, and because the parking lot is the former site of the town dump on which the DEP does not want excavation.

The town planner said that because of the size of the building, the board could waive the site plan review under the 2000 sq. ft. rule, but may wish to consider water quality and natural beauty of the area. He said that clarification of the lot situation would be needed first.

The town attorney had been consulted and advised the board to request that the Yacht Club produce documentary evidence that the railroad track property is owned by the railroad in fee and legally separates the Yacht Club's property into two non-contiguous lots.

The applicant produced a letter from the Maine DOT saying that the State owns the 40-foot strip through which the railroad tracks run. Karl Olson pointed out that lots on opposite sides of a public or private road are considered separate parcels and the town's ordinance definition of "road" would seem to include the railroad tracks; hence, the land owned by the club would be two parcels separated by the railroad tracks.

A site walk by Al Cohen, Tony Gatti and Jackie Lowell was scheduled for October 27 at 4 p.m.

7. Other Business

Jeffrey Hinderliter reported that he had tried unsuccessfully to reach Jill Lorom. He will take appropriate steps to find a replacement.

Al Cohen moved that the board not consider applications unless the applicant is present. Vote 7-0-0.

8. Adjourn

Al Cohen moved to adjourn the meeting at 7:45 p.m. Vote 7-0-0.