

WISCASSET PLANNING BOARD
NOVEMBER 9, 2009

Present: Al Cohen, Chairman Steve House, Jackie Lowell, Lester Morse, Karl Olson and Ray Soule

Absent: Tony Gatti, Jill Lorom and Peter McRae

1. Call meeting to order

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

2. Consideration of October 26, 2009 minutes

Al Cohen moved to accept the minutes as presented. Vote 5-0-1 (Soule abstained)

3. Wiscasset Yacht Club - Shoreland Zoning and Site Plan Review for relocation of clubhouse, 2 Water Street, Map U1, Lot 71

Al Cohen, reporting on the site walk, said he saw no problem, that the building would fit in the proposed site. The club was told that the planned removal of two trees would be in violation of the ordinance.

David King, Project Chairman, read the definitions of road and tract or parcel, which, he said, supported the club's argument that the railroad tracks constituted a road and divided the club's property into two separate parcels.

Jeffrey Hinderliter, Town Planner, said that the Yacht Club had established that the location of the building on the water side of the tracks was acceptable. He said that because of the size of the project, it would qualify for waivers under the site plan review ordinance including a public hearing; however there were shoreland standards that could not be waived. His memo of November 9, 2009 recommended the information the board would need to further consider the application. This included Site Plan Review performance standards, site plan requirements, public hearing and waiver and Shoreland Zoning sections dealing with relocation of non-conforming structures; new roads and driveways; filling, grading, excavation and other earth removal or earth displacement; and clearing of vegetation for development.

There was a suggestion that a fence be installed parallel to the railroad tracks as a deterrent to crossing the tracks, but this was not a requirement.

Karl Olson moved that we, for the record, recognize that the Yacht Club owns two parcels of land on either side of the railroad. Vote 6-0-0. Karl Olson moved to waive the site plan review requirements except for the items outlined in Jeffrey Hinderliter's memo which are 1A, 1B, 1C, and 2A, 2B, 2C, and 2D (1D is excluded). Vote 6-0-0. A public hearing was scheduled for November 23.

4. Wiscasset Planning and Development Office - schedule public hearings for Street Excavation Ordinance, Parking Regulations and Street Naming and Addressing

Karl Olson moved to schedule the public hearings as listed in the agenda. Vote 6-0-0.

5. Other Business

Steve House said he had heard criticism of the planner for consulting the town attorney for his determination if the yacht club owned one or two parcels of land. Al Cohen said that Hinderliter had anticipated what the board would have asked him to do in any event. House said that Hinderliter did what he was supposed to do to protect the town.

6. Adjourn

Al Cohen moved to adjourn the meeting at 7:29 p.m. Vote 6-0-0.