

WISCASSET PLANNING BOARD
MINUTES, NOVEMBER 22, 2010

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

Absent: Peter McRae and Debra Pooler

1. Call meeting to order

Chairman Steve House called the meeting to order at 7:10 p.m.

2. Consideration of October 25, 2010 minutes

Karl Olson moved to accept the minutes as printed. Vote 6-0-1.

3. Sean Rafter - Subdivision pre-application, 16 Bradford Road, Map U6, Lot 23

Sean Rafter submitted a sketch plan of a nine-acre, seven-lot subdivision with access from Bradford Road. The development is phase 1 of a previously submitted plan. The subdivision will be served by town water and sewer. Al Cohen moved to accept the pre-application. Vote 7-0-0. A site walk will be scheduled as soon as Rafter notifies the board that the lots have been staked out. Rafter will contact Town Planner Jeffrey Hinderliter regarding submission requirements for the preliminary application.

4. Other Business

- Schedule Proposed Ordinance Informational Meeting

Hinderliter recommended that the board hold an informational meeting on December 13 on the Village Waterfront, Shellfish Conservation, Temporary and Seasonal Business and Sign ordinances.

- State of Maine Wireless Telecommunication Tower

The WTF ordinance requires abutters within 500 feet be notified, while the Site Plan Review Ordinance requirement is 200 feet. Hinderliter recommended to the State that abutters within 500 feet of the property boundary be notified.

Steve House said he had spoken with the County that has already spent approximately \$36,000 in improvements for the county narrowband. He said it was not clear whether the State's narrow band would interfere with the County's narrowband. The County will ask the planning board to put a condition on the approval of the State's application that its proposed radio communications network will not interfere with the County's communication system. Karl Olson said that the frequency of the State's network is not within the jurisdiction of the planning board unless it would be a part of a catchall clause related to protection of the public.

- Barry Miete

In response to Tony Gatti's question regarding the fill at Miete's property, Hinderliter said he had asked CEO Rick Lang to investigate.

- Treasure Hunterz

In response to a question regarding the building on this property, Hinderliter said the building approved was 14' x 21'; the building as built is 16' x 20'.

5. Adjourn

Al Cohen moved to adjourn the meeting at 7:33 p.m.