

WISCASSET PLANNING BOARD
MINUTES, FEBRUARY 11, 2013

Present: Tony Gatti, Jackie Lowell, Peter McRae, Lester Morse, Karl Olson and Ray Soule

Absent: Al Cohen, Steve House, Deb Pooler

1. Call to Order

In the absence of the chairman, Ray Soule nominated Karl Olson as chairman. Vote 5-0-1. Olson called the meeting to order at 7:25 p.m.

2. Consideration of January 14, 2013 minutes

Ray Soule moved to approve the minutes of January 14, 2013. Vote 6-0-0.

3. Maine Yankee Atomic Power Co. – Site Plan Review application for 4,000 sq. ft. storage/maintenance building, 321 Old Ferry Road, Map R08, Lot 5

Larry Jewett, Facilities Engineer, said the 50' x 80' storage building will have a 30' x 50' heated workshop which will be used mainly for cleaning and maintaining maintenance equipment. The vinyl-sided and shingled building will be 1500 feet from the main road. The abutters had been notified of this meeting. Ray Soule moved to waive the public hearing. Vote 6-0-0. Ray Soule moved to waive the site walk. Vote 6-0-0.

Ray Soule moved to find the application complete. Vote 5-0-1.

The performance standards responses were reviewed.

- A. Utilization of site: Lowell moved to accept. Vote 6-0-0.
- B. Traffic Access: Lowell moved to accept. Vote 6-0-0.
- C. Parking Layout and Design: Lowell moved to accept. Vote 6-0-0.
- D. Pedestrian Access: Lowell moved to accept. Vote 6-0-0.
- E. Buildings: Soule moved to accept. Vote 6-0-0.
- F. Storage of Materials: Lowell moved to accept. Vote 6-0-0.
- G. Water Supply: Soule moved to accept. Vote 6-0-0.
- H. Sewage Disposal: Lowell moved to accept. Vote 6-0-0.
- I. Utilities: Soule moved to accept. Vote 6-0-0.
- J. Natural Features: Lowell moved to accept. Vote 6-0-0.
- K. Water Quality Protection: Lowell moved to accept. Vote 6-0-0.
- L. Hazardous, Special and Radioactive Material: Lowell moved to accept. Vote 6-0-0.
- M. Shoreland Relationship: Soule moved to accept. Vote 6-0-0.
- N. Capacity of the Applicant: Lowell moved to accept. Vote 6-0-0.
- O. Solid Waste Management: Soule moved to accept. Vote 6-0-0.
- P. Historic and Archaeological Resources: Lowell moved to accept. Vote 6-0-0.
- Q. Floodplain Management: Lowell moved to accept. Vote 6-0-0.
- R. Off-site Improvements: Soule moved to accept. Vote 6-0-0.
- S. Groundwater Protection: Lowell moved to accept. Vote 6-0-0.

T. Erosion Control: Soule moved to accept. Vote 6-0-0.
U. Buffering: Soule moved to accept. Vote 6-0-0.
V. Additional Route 1 Design Standards: Soule moved to accept. Vote 6-0-0.
Ray Soule moved to approve the application. Vote 6-0-0.

4. John Purington – Subdivision Amendment to adjust property line, 689 Gardiner Road, Map 03, Lots 69-11 and 69C

Mr. Purington has submitted an application for an amendment to the subdivision which will allow him to adjust the property lines so that Lot 69C will have access to Route 27. At the time the land was subdivided, Lot 69C was exempt from the subdivision review process because it was sold to an abutter. The abutter held the lot for more than five years before selling so Planning Board approval was not needed. Mr. Purington has received a DOT entrance permit which will allow access to Lot 69C.

Town Planner Misty Parker said it was unclear whether Lot 69C was sold before or after the subdivision was formed but according to Maine Municipal Association a change could not be made at this time.

Karl Olson questioned the DOT requirement for a 22-foot driveway plus a 15-foot turnaround when the property being conveyed to Lot 69C is only 25 feet wide, and also the DOT statement that the driveway was for a single family dwelling, when Mr. Purington intended the driveway to serve both lots.

Olson said the plan should show it was for the modification of the Blanche Ellis, Donald McLaughlin and Patricia M. McLaughlin Hilltop Estates Subdivision, should include a signature block, lot frontage to road, label on the new entrance and indication of closure of the old gravel road. Noting the concrete slab which lies across the property line, Olson said if it is not removed, any structure built on it will have to meet the setback requirements. In addition, all corners of the property should be monumented and utilities shown

A site walk by Tony Gatti, Karl Olson and Roy Soule was scheduled for 4 p.m. on Monday, February 18. A public hearing will take place on February 25.

5. Other Business

Misty Parker informed the board that Mr. Schmidt had written to withdraw the subdivision application for VELES Investments, LLC. A local farm will be created on the site involving a farmhouse and pasture land.

6. Adjournment

Lester Morse moved to adjourn the meeting. Vote 6-0-0.