WISCASSET PLANNING BOARD

MINUTES, NOVEMBER 14, 2016

Present: Tony Gatti, Jackie Lowell, Lester Morse, Karl Olson, Deb Pooler and Ray Soule

Absent: Larry Barnes, Al Cohen, Peter McRae

1. Call to Order

Chairman Ray Soule called the meeting to order at 7:17 p.m.

2. Approval of October 24, 2016 minutes

Karl Olson asked that the October 24th minutes reflect that Ben Averill acted as secretary pro tem. He also asked that the second and following paragraphs of Section 3 be changed to read as follows:

“Karl Olson mentioned that there needs to be an actual plan submitted depicting exactly what the Town wishes to abandon. Olson mentioned that six lots, being lots 11-16 on the plan referenced in the Selectboard’s request, have been sold and that two of the lots have houses on them. The owner of those lots, Peregrine Turbine, LLC has rights in and to every road and public spaces in the entire subdivision. Those rights would probably have to be deeded to the Town for the roads and public spaces to be abandoned.

“Town Planner Ben Averill supplied the Board with a letter from Peregrine Turbine LLC consenting to the planned abandonment.

“Upon review of the submitted materials, the Board determined that more information was needed. The Town may need to review which parcels and roads will be affected by the abandonment of the subdivision.

“Al Cohen moved to recommend that the Town Attorney review the request to abandon the subdivision and they re-submit their application. Olson seconded. A brief discussion followed regarding public utilization of the roads shown on the plan. The motion was approved 6-0-0.”

Deb Pooler moved to approve the minutes as amended. Vote 4-0-2.

3. Mary Ellen True – Application for Site Plan approval for operation of an in-home daycare facility – Postponed as applicant was not present.

4. Edward Keiser and Scott Lalumiere, MECAP, LLC: Pre-application review for Clark’s Point Subdivision, River Point Road, Tax Map R-5, Lots 122

Ray Soule said that although he had dug a couple of test holes for the applicant, he did not feel it was a conflict of interest as he was not involved in the project. Karl Olson recused himself.

Scott Lalumiere, Edward Keiser and Mark Pearson were present representing MECAP, LLC. Lalumiere said he and Pearson had acquired the subdivision property, had started one house and was seeking for approval for an additional four lots. He plans to price the lots aggressively and build as quickly as possible. Olson said the application was for an amendment to the subdivision and site plan approved in 2005 to add Lots 6, 7, 8 and 9. Lot 7 is as depicted on the original concept plan. Lot 8 is about 900 sq. ft. smaller to accommodate a service road that has subsequently been built. Lot 9 is 0.08 acres larger. Lot 6 is 0.39 acres larger as it contains 0.37 acres of wetland which cannot be counted in determining conformance with the minimum lot size. He submitted a site plan application, copy of deed and a request for several waivers. A public hearing will be required for the application. A site walk by Deb Pooler, Lester Morse and Tony Gatti was scheduled for 3 p.m. on Thursday, November 16.

5. Other Business

6. Adjournment

Deb Pooler moved to adjourn at 7:30 p.m. Vote 6-0-0.