

WISCASSET PLANNING BOARD
MINUTES, MAY 13, 2013

Present: Al Cohen, Tony Gatti, Chair Steve House, Jackie Lowell, Peter McRae, Lester Morse, Karl Olson, Deb Pooler, Ray Soule

1. Call to Order

Chair Steve House called the meeting to order at 7 p.m.

2. Consideration of April 8, 2013 minutes

Karl Olson moved to accept as printed. Vote 7-0-1

3. Mike and Beth Smith – Site Plan Review for Change of Use and Construction of 36' x 36' garage, 214 Gardiner Road, Map R-6, Lot 11

(Karl Olson recused himself) Town Planner Misty Parker said the Smiths are requesting a change of use from an institutional use (former school superintendent's office) to a commercial business (office space for computer installation business) and plan to construct a garage. She said because of the size and low intensity of the proposed use, the Smiths have requested waiver of site plan review Sections 6B (6) (7) and (8). Deb Pooler moved to grant the waivers requested. Vote 8-0-0. Al Cohen moved to approve the project. Vote 8-0-0.

4. Veles Investments, LLC – Pre-application for 11-lot subdivision, Pooler Pit Road, Map R1, Lot 37A

Jim Schmidt, representing the applicant, presented a pre-application for an 11-lot subdivision off Pooler Pit Road. Since the previous meeting with the Planning Board, the only change was that Lot 1 had been sold as a house lot, and the logging road at the end of the subdivision had been extended to the pond. Schmidt said timber had been cut but a buffer still exists. He said the remaining 130 acres will continue as the farm.

Al Cohen requested a plan showing the boundaries of the entire property. Misty Parker said that inasmuch as the entire property including the farm was under one ownership, the board would need a site plan review application; and because part of the property is in Woolwich, the applicant should contact the code enforcement officer and planning board chairman in that town, as the application would require joint municipal review.

As discussed at the previous meeting, the plans will need to show a 50-foot right of way extending from the subdivision to Lowelltown Road or that the road is adequate for access to the subdivision.

Steve House said that the property is in the Nequasset Watershed and the board will need a statement regarding phosphorous control from a hydrogeologist or other qualified professional.

Schmidt said the subdivision road was being widened to expand the right of way. If the road was expanded more than 10,000 sq. ft., a site plan review application for the road may be necessary. Karl Olson referred the applicant to the ordinance for information on subdivision roads and roads not

accepted by the town, the required statements on the plan, and the need for documents of the road association.

Two survey plans will be necessary, one of the entire property and one showing the subdivision.

In response to questions, Schmid said that the clear cutting was not really done because the Forestry Service had advised some timber should not be cut. The area that had been cut will be converted to meadows. He had worked with Forestry Service, Department of Agriculture and soil conservation people.

Parker said that improvements to Pooler Pit Road must adequate to accommodate traffic to the subdivision. The road had never been required to meet town standards because it was a private road, not a subdivision road.

Power had already been brought to the property where tree cutting had provided space around the lines.

Mr. Schmidt will meet with Parker on Wednesday, May 15.

Earl and Beverly Overlock, who live on Pooler Pit Road said they are not giving up land for widening of Pooler Pit Road. Janet Morgan, daughter of George Pooler, said that the road was only a right of way to get to her father's camp. When he sold the property as a gravel pit, the new owner promised to keep the road up to standards as long as he lived there. There were no houses on the road at the time.

Schmidt asked how Pooler Pit Road could have a 50-foot right of way when the properties were only 30 feet apart. Olson said that Schmidt did not need to own the properties, but would need to show that there is a 50-foot right of way. He would need to prove to the board that he had the right and a 50-foot easement all the way to the subdivision road and may need to negotiate with owners along Pooler Pit Road. Parker said the planning board could have some flexibility in considering the matter.

Steve House suggested that the applicant might want to get some legal advice. He said a public hearing will be scheduled before the board makes its decision.

5. Other Business – none

6. Adjournment

At 7:53 p.m. Al Cohen moved to adjourn. Vote 9-0-0.