WISCASSET PLANNING BOARD

MINUTES, APRIL 24, 2017

Present: Larry Barnes, Al Cohen, Tony Gatti, Jackie Lowell, Peter McRae, Lester Morse, Karl Olson, Deb Pooler, Ray Soule and Town Planner Ben Averill

1. Call to Order

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

2. Approval April 10, 2017 Minutes

Deb Pooler moved to approve the minutes. Vote 6-0-2 (Barnes and Gatti abstained).

3. Town of Wiscasset (McConnell and Associates) – Amendment to subdivision plan approved May 27, 2006 and recorded in Plan Book 84, Page 47 at the Lincoln County registry of Deeds, Map R-7, Lots 84 and 85, 31 and 41 Point East Drive

Steve McConnell, representing the Town of Wiscasset, said the proposal was to divide part of Lot 85 and part of Lot 84 to include the building on Point East Drive. Karl Olson said that although the Town had title to Lots 84 and 85, there was a question about access to the road. McConnell suggested that part of Lot 84 and Lot 85 be conveyed and the Town grant an easement for the road; however, Olson said since the Town does not own the road, it has no legal right to convey part of it; an easement would have to be granted by Mason Station. In response to the suggestion that a legal opinion was needed, Town Planner Ben Averill said it had been determined earlier that it would not be financially feasible to research the matter; however, he will contact the attorney about the problem. Karl Olson moved to reject the application on the basis that the applicant cannot prove any right to the road section as shown on the drawing. Vote 8-0-1 (Morse abstained).

4. Brian Metcalf, Peregrine Technologies, Pre-application review for establishment of use of structure, 31 & 41 Point East Drive, Map R-7, Lots 84 and 85

Brian Metcalf said that because the road was excluded when the Town took title to the lots, the ownership of the road would have to be established and that would be the next step necessary for their application for use of the structure on the property. Water and Sewer easements would not be affected. Ben Averill said that he would contact legal counsel the following day regarding ownership of the road and, if possible, the application could be scheduled for the next meeting on May 8.

5. Other Business

6. Adjourn

Al Cohen moved to adjourn at 7:23 p.m. Vote 5-0-0.