

WISCASSET PLANNING BOARD  
MINUTES, NOVEMBER 10, 2020

Present: (via Zoom) Al Cohen, Jackie Lowell, Peter McRae, Chair Karl Olson, Deb Pooler and applicants Graham Blanchette, Christine Pierson, and Dan Colby

1. Call to Order

Karl Olson called the meeting to order at 7:04 p.m.

2. Approval of Minutes of October 26, 2020

Al Cohen moved to approve the minutes of October 26, 2020 as submitted. Vote 3-0-2 (McRae and Pooler abstained.)

3. Clarks Point Development (Graham Blanchette) – Re-configuring of Lots 14, 15, and 16 into Lots 14 and 15 and creation of new lot 16 on River Road.

Graham Blanchette said that all monuments were set for a site walk, soil tests on Lots 14 and 15 were complete and a DEP permit was in process. Lots 14 and 15 will be on wells, Lot 16 will be on the water supply. Al Cohen asked to see a master plan of the entire subdivision showing common area. He asked how the board could approve the plan when the reconfigured lot 16 was in part of the common area without showing that enough common area was set aside to compensate for that loss of common area. Cohen said that in order to approve this application and the application for Lots 17, 18, 19 and 23 which is also on the agenda when boundaries are being changed, the board would have to see the entire plan showing all 70 lots and the set-aside common area. Extensive discussion followed regarding what was required for the lots in question when other lots had been approved without a master plan. The applicant clarified what was needed for the next meeting in order to obtain approval for the new lots. A site walk for lots 14, 15 and 16 was set for Friday, October 13, 2020 at 3 p.m.

4. Clarks Point Development (Daniel Colby) – Application for Lots 17, 18, 19 and 23, Ice Pond Lane, Map R 05, Lot 122

Dan Colby explained that the lot lines need to be changed to allow additional land for the septic field and asked if a site walk of Lots 17, 18, 19 and 23 could be combined with the site walk for Lots 14, 15 and 16 if marking the lots was complete. Al Cohen reminded Colby that the board would need a proper site plan showing lots and common area. Karl Olson said the application lacked a letter designating Dan Colby as agent of record. Al Cohen moved to find the application incomplete and to schedule it for the next meeting. Vote 4-0-1 (Olson abstained).

5. Other Business

Karl Olson announced that Jason Putnam had resigned from the Ordinance Review Committee and the Planning Board.

6. Adjournment

Al Cohen moved to adjourn the meeting at 8:08 p.m. Vote 5-0-0.