

WISCASSET PLANNING BOARD
MINUTES, JUNE 14, 2021
7 P.M. Town Hall Meeting room

Present: Al Cohen, Tony Gatti, Jackie Lowell, Peter McRae, Lester Morse, and Steve Wallace

Absent: Karl Olson, Deb Pooler

1. Call to Order

Vice Chair Al Cohen called the meeting to order at 7 p.m.

2. Approval of Minutes of May 24, 2021

Peter McRae moved to approve the minutes of May 24, 2021. Vote 3-0-3 (Cohen, Gatti and Morse abstained)

3. Charles Applebee (Richard Green) – Site Plan Review application for construction of gravel access road; 100' x 150' building and parking pad; and 60' x 60' commercial storage garage, 302 Foye Road, Map R02, Lot 17C

The board had previously decided not to require a public hearing. Charles Applebee gave a brief description of his plans. A site walk by Karl Olson and Peter McRae had taken place and it was reported that the site was “as good as it could get.” There were no questions or comments. Peter McRae moved to approve the project. Vote 6-0-0.

4. Central Maine Power (Power Engineers) – Site Plan Review for construction of the Section 3027 345kV overhead transmission line in the existing, cleared CMP-owned transmission line corridor and associated improvements at the Maine Yankee Substation, Maps R-1, R-2, R-3, R-7, R-9, U-14 and U-15

Gary Powers said an application had submitted early May and he had provided additional items that the board requested. Emily Rabbe (LCRPC planner) said CMP submitted updated plans/information and she had updated the Completeness Determination. She said the Board would need to decide whether the surveys were acceptable (one is from 1992 and the other is from the 1970s) and whether the Board wants to see the required setbacks shown on the proposed site plan maps. Al Cohen noted that the surveys were not current as required. He questioned the 85-foot setbacks on both sides of Lowelltown Road and how that would affect the houses in that area. Peter McRae expressed concern for the setback from the pond in that area. Powers asked for the board to waive the requirement for recent surveys as the grade had not changed. He added that CMP was asking only for a completeness determination and the only two issues were the waiver of the survey and whether the plan meets the setback requirements. A motion to waive the survey requirement failed. The applicant was asked to provide more information on the 85-foot setback in the Lowelltown Road area where cutting will take place. A site walk by Peter McRae, Al Cohen and Tony Gatti was scheduled for June 22 at 4 p.m. The application will be on the next agenda to determine completeness.

5. Findings of Fact: MSD Wiscasset, LLC – Site Plan Review for ground-mounted solar photovoltaic facility – Wiscasset Airport, 98 Chewonki Neck Road, MAP U-20, Lot 001

Peter McRae moved to accept the Findings of Fact for the solar farm. Vote 4-0-2 (Gatti and Morse abstained).

6. Other Business

Peter McRae asked that paper copies of the agendas, minutes and applications be sent to the members.

7. Adjournment

Al Cohen moved to adjourn the meeting at 7:45 p.m. Vote 6-0-0.