

WISCASSET PLANNING BOARD
MINUTES, AUGUST 13, 2018

Present: Al Cohen, Tony Gatti, Jackie Lowell, Peter McRae, Lester Morse, Karl Olson and Ray Soule

Absent: Larry Barnes and Debra Pooler

1. Call to Order

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

2. Approval of Minutes of July 9, 2018

Karl Olson moved to accept the minutes as printed. Vote 6-0-1 (Cohen abstained).

3. Joseph Gagnon – Division of two-acre lot, 47 Cushman Point Road, Map R7, Lot 20-3

Joseph Gagnon presented an application to divide a two-acre lot into two lots. The rear lot will have a 20-foot frontage on Cushman Point Road for a 250' x 20' access road. It was determined the lot was part of a subdivision. The applicant was asked to provide a copy of the deed recorded since the purchase of the lot by Gagnon, to complete a subdivision form application, provide a site plan including contours, and to request waivers if applicable. Karl Olson moved to waive a site walk and public hearing. Vote 7-0-0.

4. Clark's Point Development, LLC – Change to frontage of Lot 9 on Ice Pond Lane, Map R-5, Lot 122

Karl Olson recused himself. Olson presented an application for approval of a minor change to Lot 9 because Ice Pond Lane had been improperly located. The change reduces the frontage of Lot 9 by 0.99 acre and the area of the lot by 0.03 acre. He asked that all other submission requirements be waived because the change is so small. Al Cohen moved that because the change is less than one foot, the board accept the waiver of all review requirements. Vote 6-0-0. Al Cohen moved to accept the subdivision plan. Vote 6-0-0. Olson resumed his seat.

5. Other Business

Karl Olson, chair of the Ordinance Review Committee, introduced a revised Site Plan Review application draft which the ORC had approved. The document contains a cover letter and a one-page application to be completed by the applicant. The application replaces a lengthy form which has been the subject of discussion and criticism. Tony Gatti moved to accept the revised Site Plan Review application. Vote 6-0-1 (Cohen abstained).

Ray Soule said Christopher Juntura had asked to be on the agenda to present the mylar of his plan to be signed by the board. Al Cohen pointed out that tenants were still living in the apartment house on the property which constituted a second commercial use of the property and his application could not be approved until the matter was resolved. Karl Olson pointed out misrepresentations made at the previous meeting regarding his then-surveyor, changes to the copyrighted site plan and incomplete

application. Juntura said he had tried to cooperate and establish a business but had been met with obstruction. Cohen advised Juntura to get a lawyer.

6. Adjournment

Al Cohen moved to adjourn the meeting at 7:47 p.m. Vote 7-0-0.