

WISCASSET PLANNING BOARD
MINUTES, FEBRUARY 12, 2024
7 P.M.
IN PERSON AND VIA ZOOM

Present: Al Cohen, Tony Gatti, Tom Joyce, Jackie Lowell, Peter McRae, Lester Morse, Chair Karl Olson, Debra Pooler, Steve Wallace and LCRPC Planner Emily Rabbe

1. Call to Order

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

2. Approval of Minutes

Debra Pooler moved to approve the minutes of January 22, 2024. Vote 8-0-1 (Wallace abstained).

3. Mark and Melissa Myers (Tim Forester, Atlantic Engineering) – Site Plan Review application for dock, O Cushman Point Road, Map R-7, Lot 20b-7 – Review findings of fact/conclusion of law for Myers dock application by Planner Emily Rabbe

Rabbe presented her findings, and based on the findings, she approved the site plan application of Mark and Melissa Myers for the property situate O Cushman Point Road, Wiscasset. Al Cohen moved to approve Emily Rabbe's document. Vote 9-0-0.

4. Novel Engineering Solutions, LLC – Site Plan Review application for solar array, 277 Gardiner Road, Map R-6, Lot 10B

The applicants appeared before the Planning Board on November 27, 2023, and the Planning Board performed a site visit to the 277 Gardiner Road property on December 6, 2023. Emily Rabbe reported that the following had been submitted as requested by the Planning Board: 1) a memo detailing the changes made to the IFP Site Plan, based on the Completeness Determination memo dated 11/20/2023; 2) a copy of an email from Karl Olson, PB Chair, dated January 18, 2024, in response to a draft site plan updated circuited electronically by Novel Energy; 3) the updated IFP site plan, prepared by Scott Geddes, P. E. (Registration No. 16864), last revised January 18, 2024; 4) A site conditions report prepared by Haley Ward, dated December 18, 2023; 5) Qualifications for Haley Ward; and 6) a signature block, and 7) the site survey signed by Thomas Healy, MC PLS N. 2632, January 25, 2024. Novel Energy had confirmed that the application fee had been paid and the cost of construction is \$1,813,301. Rabbe asked that the cover sheet be updated with a signature block and seal; however, that would not delay finding the application complete.

Al Cohen moved per Emily Rabbe's explanation to approve the application pending receipt of the signature blocks and seal. Vote 9-0-0. A public hearing will be held on February 26. The applicant was reminded that notices of the public hearing must be sent to abutters.

5. Miranda Rumery – Preapplication meeting for creation of a pig farm at the end of Sunset Ridge Road (off Lowelltown Rd.) Tax Map R-02, Lot 10-B

Rumery said the pig farm is planned on 37 acres on Lowelltown Road. The property has a gavel pit and two pig pastures. She was advised that 10 copies of the site plan application would be required, that waivers of some requirements may be possible upon request, and that abutters within 250 feet of the property must be notified of the meeting at which the application is considered.

6. Other Business – none

7. Adjournment

Al Cohen moved to adjourn the meeting at 7:18 p.m. Vote 9-0-0.