

WISCASSET PLANNING BOARD  
MINUTES, MARCH 9, 2009

Present: Tony Gatti, Chairman Steve House, Jill Lorom, Jackie Lowell, Peter McRae, Lester Morse, Karl Olson and Ray Soule

Absent: Al Cohen

1. Call meeting to order

Chairman Steve House called the meeting to order at 7 p.m.

2. Public Hearing - B2 Group, LLC, Development of Maine Heritage Village, Old Bath Road, Part of Map U-15, Lot 7B

The public hearing opened at 7:02 p.m. Nancy Carleton described the retail/exhibit area, which will feature Native American made and other products promoting the State of Maine. Eight vendors have leased space. The village will be open from 9 to 9 during the summer. The public hearing closed at 7:04 p.m.

3. Consideration of February 23, 2009 minutes

Ray Soule moved to accept the minutes of February 23. Vote 6-0-2 (Lorom and McRae abstained).

4. B2 Group, LLC - Final Site Plan Review for Development of Maine Heritage Village, Old Bath Road, Part of Map U-15, Lot 7B

(Karl Olson recused himself.) Town Planner Jeffrey Hinderliter reported that the additional materials requested at the previous meeting had been received. He said that concerns about the parking lot maneuverability, loading and unloading, landscape and buffering, a storm water management plan and issues concerning traffic had been addressed. He suggested that, because the number of trips generated was approaching the point where a full traffic movement permit would be required, the applicant may wish to limit the number of vendors so as not to trigger the need for this permit. Off-site traffic is also a concern, and Hinderliter requested that potential problem areas be identified and addressed.

Hinderliter said that the application met the applicable performance standards and recommended approval with three conditions: 1) that applicable approvals from the sewer and water departments be obtained and the utilities be installed before buildings were occupied; 2) that a buffer be installed in accordance with the Site Plan Review ordinance, and 3) that the applicant consult with MDOT and place no parking signs at the appropriate places along Route 1.

In response to Lester Morse's question, Karl Olson said the traffic engineer's analysis was based on national standards, not specifically on Route 1.

Ray Soule moved to find the application complete. Vote 7-0-1 (Olson abstained).

In response to George Green's question, Karl Olson reported that no parking is allowed on the sides of Old Bath Road.

The performance standards and responses were reviewed.

- A: Ray Soule moved to accept. Vote 7-0-1
- B: Ray Soule moved to accept. Vote 7-0-1
- C: Ray Soule moved to accept. Vote 7-0-1
- D: Ray Soule moved to accept. Vote 7-0-1
- E: Ray Soule moved to accept. Vote 7-0-1
- F: Ray Soule moved to accept. Vote 7-0-1
- G: Ray Soule moved to accept. Vote 7-0-1
- H: Ray Soule moved to accept per the changed plan (51 10' X 18 ½' parking spaces).  
Vote 7-0-1
- I: Ray Soule moved to accept. Vote 7-0-1
- J: Ray Soule moved to accept. Vote 7-0-1
- K: Ray Soule moved to accept. Vote 7-0-1

Ray Soule moved to grant final approval of the application. Vote 7-0-1. (Olson rejoined the board.)

5. Ted and Becky Zagwyn, Treasure Hunterz - Consideration of Site Plan Review, 2,000 sq. ft. waiver request, 279 Bath Road, Southwest side of Huber's Market

Jeffrey Hinderliter said the board had determined the proposal qualified for the 2,000 sq. ft. waiver at the previous meeting. He recommended that the applicant take appropriate measures to prevent erosion, provide off-street parking and loading, take measures to insure dust does not become a problem, situate structures at least 10' from the property line, properly contain the gravel. A letter from the owner, Kyle Yacoben, has not yet been received.

Mr. Zagwyn explained his proposed operation whereby he would bring in dirt from gem mines that could be sifted by customers looking for Maine gems. The area will be surrounded by a fence, there will be three canopies for shade and a small shed for tools, supplies and a small gift shop. The area will have a port-o-potty.

Karl Olson asked to have the parking situation for the store, restaurant and the Treasure Hunterz proposal addressed; however, it was the consensus of the group that there would be adequate parking.

Ray Soule moved to accept the application under the 2000-sq. ft. waiver conditional upon receipt of a copy of the lease by Jeffrey Hinderliter before operations are started. Vote 7-0-1 (Olson abstained).

6. Central Maine Power Company, Site Plan Review Pre-application for service building, Lot 1, Ferry Crossing Industrial Park, Old Ferry Road.

Dan Spaulding, CMP, presented the pre-application for a 7200 sq. ft. building on a two-acre lot in the i.park to replace the service building at Mason Station. The application is subject to DEP requirements. The building will house four line trucks and crews, office and storage and will be unoccupied during the day. It will be setback 75-feet from the

stream; drainage will be away from the stream. Cut-off lights will be used, and the site will be serviced by public sewer and water. The Public Works Department has indicated there is an issue with water at the entrance to the lot, which will be looked at when the final site design is made.

A site walk by Tony Gatti, Lester Morse and Karl Olson was scheduled for Monday, March 16 at 4 p.m. Karl Olson moved to accept the pre-application as complete. Vote 8-0-0.

7. Joseph DeLois - Site Plan Review amendment for mixed-use development, 695 Bath Road, Map U-17, Lots 3A and 4

Joe DeLois and Steve Bushey presented revised plans for the development originally approved by the planning board in 2006. The current proposal is for a single 7,328 sq. ft. building that will contain three tenants, a bank, convenience store/fuel station and restaurant. A five-dispenser fuel island, a single-bay car wash, a drive-thru teller lane and an ATM lane are proposed. The 1.25-acre Lot 1 of the subdivision has been sold to First Federal Savings, but there are no plans for the lot at this time. First Federal Savings will be a tenant in the proposed building.

The project will be accessed by a single driveway containing one entrance lane and two exit lanes for left and right turn movements. Forty-two parking spaces plus four handicap-accessible spaces are planned. Mr. DeLois said that MDOT had suggested that the applicant pay for Route 1 to be widened from the site to Route 144 at a cost of \$230,000. DeLois has suggested that the development match Shaw's \$50,000 contribution and negotiations are ongoing.

Ray Soule moved to approve the amendment to the original plan. In response to Karl Olson's question, Jeffrey Hinderliter said there were three uses, the bank, restaurant and convenience store on the 4.7-acre lot. Vote 8-0-0. Plans are for the development to be operational by the middle of July.

8. Other Business - None

9. Adjourn

Karl Olson moved to adjourn at 8:15 p.m.