

WISCASSET PLANNING BOARD
MINUTES, JUNE 8, 2009

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

Absent: Jill Lorom and Peter McRae

1. Call to order

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

2. Consideration of May 18, 2009 minutes

Karl Olson moved to accept the minutes as printed. Vote 5-0-1 (Soule abstained)

3. Barry's Concrete - Request for waiver of Site Plan Review for expansion of non-residential building, 510 Bath Road, Map U15, Lot 1A

Barry Miere has purchased the building on Route 1 formerly owned by the Green Gourmet. He plans to remove the deck, create a farmer's porch that will be 7' x 50' and install a new roof. The first floor of the building will be used by Mr. Miere's son for an apartment and a FedEx and Ebay office, and Mr. Miere will use the second floor for an office. Ray Soule moved to waive the site plan review under the 2000 sq. ft. exemption. Vote 7-0-0.

4. Other Business

Town Planner Jeffrey Hinderliter said that Sherri Roehrig had located her clothing business tent and camper in the Wiscasset Marketplace parking lot adjacent to Route 1. Ms. Roehrig said she was unaware of the required 75-foot setback from the middle of Route 1. She operates her business 60 to 90 days per year during the summer. It occupies a 30' x 50' space, would require five parking spaces and would exceed 2000 sq. ft. It was suggested that the tent be moved to a space in front of a vacant store in the shopping center. Hinderliter suggested that the applicant be given a temporary business license and that the applicant have the CEO measure and outline the space to be occupied. Karl Olson moved to approve the application, subject to meeting the 75-foot setback, to which the Fire Department has no objection for either fire safety or traffic movement and submitting an application. Jackie Lowell cited the danger to pedestrians with the business in the middle of the parking lot and suggested that the board receive an application before approval. Vote 6-1-0 (Lowell opposed).

Shawn Fairfield, whose subdivision application was approved December 22, 2008, presented a mylar and plans of the subdivision for signatures.

In response to Lester Morse's question, Karl Olson said the reason the ice cream stand owner, who had wanted to relocate to the parking lot, had withdrawn her application was that it did not meet the 75-foot setback.

Karl Olson, recusing himself from the board, said he had received the letter from Jeffrey Hinderliter relative to the Maine Heritage Village Site Plan and would try to comply with the requests by the June 22 meeting. It was noted that fencing and plantings had been installed at the corner of Route 1 and Old Bath Road to eliminate parking at that site.

5. Adjourn

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