

WISCASSET PLANNING BOARD  
MINUTES, JUNE 22, 2009

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

Absent: Jill Lorum

1. Call meeting to order

Chairman Steve House called the meeting to order at 7:03 p.m.

2. Consideration of June 8, 2009 minutes

Ray Soule moved to approve the minutes. The minutes were amended to indicate that the building now owned by Barry Miere was formerly occupied by the Green Gourmet. The motion to approve Sherri Roehrig's application under Other Business was amended to read, "Karl Olson moved to approve the application, subject to meeting the 75-foot setback and the Fire Department has no object for either fire safety or traffic movement and submitting an application." The minutes were approved as amended. Vote 7-0-1 (McRae abstained).

3. Sherry Roehrig (Bits and Pieces) - Request for 2,000 sq. ft. waiver for temporary sales, 681 Bath Road, Map U-17, Lot 5

Town Planner Jeffrey Hinderliter said that the applicant had met the board's requests that the tent be placed so it meets the 75-foot setback from the middle of Route 1, that the a letter be obtained from the Fire Department determining the location to be safe and that an application for the 2,000-sq. ft. waiver be completed. He recommended approval. Al Cohen moved to approve the application as submitted. Karl Olson said that the site would exceed 1200 sq. ft., as stated on the application, with the guy wires and the RV and that the letter from the Fire Department didn't address traffic movement. He said a cul-de- sac situation had been created requiring him to back out of the parking lot and he and recommended that some method be devised to block out the parking in order to allow traffic flow around the tent. Ray Soule and Steve House reported experiencing no problems with the parking. Vote 7-0-1 (Olson abstained).

4. Edward N. Simpson - Application for small Wind Energy Conversion System, 224 Indian Road, Map R-2, Lot 1A

Mr. Simpson owns 12.9 acres from which he is reserving a 2.1-acre parcel where he plans to build a house and install the wind energy system. In response to Karl Olson's question, Jeffrey Hinderliter said that the ordinance requires an area 1.1 times the height of the system. The system will be 42 feet high and is 70 feet from the property line. Al Cohen moved to approve the tower as recommended with conditions 2 and 3 as stated in Hinderliter's memo of June 22, 2009. Vote 8-0-0. (The conditions are: 2. The applicant should formally request a waiver from the Site Plan Review Standards, if he desires; 3. One sign posted warning of electrical shock or harm through revolving machinery.)

5. B2 Group, LLC - Site Plan amendment for the construction or installation of additional structures, 506 Old Bath Road, Map U-15A, Lot 7B-1-1

(Karl Olson recused himself) Karl Olson presented amended plans showing the proposed ice cream stand, display building, refrigeration unit and lobster boat site. He did not ask for approval of the proposed buildings. Minor changes had been made to the plan such as building numbering, spelling corrections and note 11, which indicates that the plan is a revision and addendum, and does not constitute the entire site development application. He said the applicant

is currently in negotiations and has the option of purchasing additional land for parking and retail space.

Al Cohen asked whether the lobster boat, which will be moved next to the Lobster Shack, would be used as a sign and whether it would need a sign permit. Signage on the site was discussed as well as the required number of parking spaces. Karl Olson said there was adequate parking for the buildings that were in place and for those proposed according to the ordinance. Al Cohen said that the Pie Shop should be considered a restaurant, as there was seating inside and would thus require more parking than if it were considered retail space. The ordinance does not require parking spaces for display buildings, and the board discussed whether there was a need for additional parking for these structures or whether people visiting the display spaces would also be shopping at the retail stores or eating at the restaurant and parking spaces counted accordingly.

Al Cohen moved to approve the amended site plan with all existing buildings as of June 22, 2009 plus the relocation of the boat to the restaurant area with the stipulation that no signage will be on the boat. Vote 7-0-1 (Olson abstained). There was a consensus that because parking spaces for display space are not addressed in the ordinance, the board would recommend requiring one parking space for each 350 sq. ft. of display space.

#### 6. Other Business - None

#### 7. Adjourn

Al Cohen moved to adjourn at 8 p.m. Vote 8-0-0.