

WISCASSET PLANNING BOARD  
MINUTES, JUNE 26, 2017

Present: Tony Gatti, Jackie Lowell, Peter McCrea, Lester Morse, Karl Olson, Deb Pooler and Ray Soule

Absent: Al Cohen and Larry Barnes

1. Call to Order

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

2. Approve May 22, 2017 minutes

Karl Olson moved to approve the minutes as amended to indicate Karl Morse was present at the May 22 meeting. Vote 7-0-0.

3. Old Business

Clarks Point Development – Request signed mylar for amendment to Clark’s Point Subdivision Plan approved on April 24, 2017 and recorded in Plan Book 91, Page 63 at the Lincoln County Registry of Deeds. The mylar and plans were signed.

4. New Business

A. Amber Underwood – Change of use from residential to mixed use institutional and residential to allow for establishment of day care facility

Underwood asked that the board waive the requirement for a survey. The facility will use all rooms on the first floor of the 900 sq. ft. house (kitchen/dining area, living room, two bedrooms and bath) for six to ten children. The yard will be fenced. The use does not qualify as a home occupation because all activity will not be within the house. Deb Pooler moved to waive the survey. Vote 5-2-0 (Lowell and Olson opposed). Karl Olson moved to approve the application for daycare facility for a maximum of 10 children on condition that the back yard is fenced and the State approves the license. Vote 7-0-0.

B. Lady Marion’s Trust – Pre-application review

Karl Olson recused himself to present a pre-application to change the ownership structure of Maine Heritage Village to a condominium consisting of six commercial units. A site walk was scheduled for Thursday, June 29 at 3:30 p.m. Deb Pooler, Tony Gatti and Ray Soule will attend.

5. Other Business

The next Planning Board meeting is on July 12. Because Ben Averill’s last day will be June 30, he asked that applications be distributed to the planning board on the previous Friday or coordinate agenda items with Ray Soule.

Karl Olson moved that the board expresses its deep appreciation to Ben and wishes him the best of luck for the future. Ben Averill said he wished the best for the board, and that he enjoyed working with the board.

The need for a planner was discussed. Karl Olson reported that the Planning Board and the Historic Preservation Commission will hold a public hearing on the repeal of the Historic Preservation ordinance in August.

#### 6. Adjourn

Tony Gatti moved to adjourn at 7:40 p.m. Vote 7-0-0.