

WISCASSET PLANNING BOARD
MINUTES, OCTOBER 23, 2017

Present : Larry Barnes, Al Cohen, Jackie Lowell, Peter McRae, Lester Morse, Karl Olson, Deb Pooler, and Ray Soule

Absent: Tony Gatti

1. Call to Order

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

2. Approval of Minutes of September 11, 2017

Karl Olson moved to approve the minutes as presented. Vote 5-0-2.

3. Cathryn Peterman, Seacoast Coffee Company – Site Plan Review application for multi-purpose commercial building (coffee roasting, packaging, warehousing, café/takeout, specialty food market) – 564 Bath Road, Map U-15, Lot 6

Ms. Peterman has purchased the Maine Coast Stove and Chimney Co. building on Route 1 and plans to move the Seacoast Coffee Company roasting activities from Portland to Wiscasset. She also plans to enlarge the building and add a café and market selling local high quality food and wine. Hours will be 7-6 Monday through Friday and shorter hours on weekends.

Ray Soule advised that she apply to the MDOT for access to Route 1. She was also advised to include in her application a survey and a site plan by a land surveyor, showing buildings, lighting, adequate parking for employees and customers, and signage. She was given advice on the two entrances to the property. In response to questions, Ms. Peterman said odor should not be a problem, but higher stacks could mitigate the problem if necessary. She will contact the DEP regarding building materials that have been dumped in the rear of the property.

Following the submission of a complete application, a site walk will be scheduled followed by a public hearing and consideration of the application.

4. Bruce Benner – Site Plan Review application for multi-family apartment building – 41 Water Street, Map U-8, Lot 066

Bruce Benner submitted an application for the conversion of the building at 41 Water Street into six apartments. The windows will be removed from the ocean side of the building and replaced by sliding doors. Decks will be added. Benner was advised that a subdivision and site plan application will be necessary according to State statute as well as the town ordinance because the property was being divided into more than two apartments. It is possible for Mr. Benner to apply for a permit for two apartments now and then begin the subdivision process; however, a site plan and boundary survey will be needed for a change of use.

5. Other Business

6. Adjournment

Al Cohen moved to adjourn the meeting at 7:40 p.m. Vote 8-0-2.