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WISCASSET PLANNING BOARD
MINUTES, NOVEMBER 13, 2017

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

Absent: Larry Barnes, Peter McRae and Deb Pooler

1. Call to Order

Chairman Ray Soule called the meeting to order at 7:04 p.m.

2. Approval of Minutes of October 23, 2017

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

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

A letter regarding the application had been received from Bob Faunce who had reviewed the application and advised that the board review the application under Article VIII – Site Plan Review, rather than under Article VII – Subdivision. Karl Olson asked that the writer of the letter be identified as the County Planner and that the application be reviewed under the Site Plan Review article, that the site plan not be waived and a formal boundary survey, as required by law, be submitted.

The application has been approved by the Historic Preservation Commission.

Karl Olson moved to accept that the Site Plan Review Ordinance has sufficient review criteria for a subdivision and that the applicant can complete a site plan application. Vote 6-0-0.

The applicant was advised to use the criteria in the ordinance to complete the application, and submit a written waiver request, if necessary. A formal boundary survey will be needed. The public hearing on the application will be scheduled for November 27. The applicant will be responsible for notifying abutters of the hearing.

4. 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

Peterman presented a new survey showing the revised floor plan. She said approval of the Fire Chief was not necessary because of the firewalls planned between the sections of the building. She explained the fire protection features such as the alarm system which will close the overhead doors in the event of a fire. Peterman reported that no permits were needed according to the DEP.

Peterman was advised to complete the application as directed in the ordinance, check with the State Preservation Office regarding possible archeological sites and with the Water District to make sure there is sufficient capacity for her operation. She was further advised to notify all abutters, within 200 feet, by certified mail of the November 27 public hearing on her application.

5. Clark's Point – Preliminary Concept Plan

Karl Olson recused himself. Scott Lalumiere presented a preliminary concept plan to be considered under the subdivision ordinance, a change from the original plan for condominium units. He said he has had a fair amount of interest from mature adults, but it appeared that prospective buyers were not interested in the condominium form of ownership. The new plan would include cluster housing, 20,000 sq. ft. lots with 100-foot road frontage except in the cul-de-sacs. He will seek approval in phases.

6. Other Business

7. Adjournment

Al Cohen moved to adjourn the meeting at 7:50 p.m. Vote 5-0-0.