

WISCASSET PLANNING BOARD  
MINUTES, NOVEMBER 27, 2017

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

Absent: Larry Barnes

PUBLIC HEARINGS

Chairman Ray Soule opened the public hearings at 7 p.m.

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

Karl Olson recused himself and briefly described the plans for a six-unit apartment building at 41 Water Street. In response to a question from Constance Schumann, Olson said that there would be limited parking in the rear of the building, but the ordinance does not require parking in that district. The public hearing closed at 7:04 p.m.

2. 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

Cathryn Peterman briefly described her plans for a coffee roasting operation, café and market at the former chimney store. The café and market will feature baked goods, cheeses, beer, wine and other specialty foods. Dan Chapman asked about the odor from roasting coffee and Mrs. Peterman said there is some odor when dark coffee is roasted but roasting stops at 1 or 2 p.m. She said if necessary, she would look to mediate the problem. The public hearing closed at 7:08 p.m.

REGULAR MEETING

1. Call to Order

Ray Soule called the meeting to order at 7:09 p.m.

2. Approval of Minutes of November 13, 2017

Karl Olson moved to approve the minutes as amended. Vote 6-0-2.

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

Karl Olson recused himself. Ray Soule moved to accept the waivers as written. Vote 7-0-1. Tony Gatti moved to find the application complete. Vote 7-0-1. Al Cohen moved to approve as submitted with the waivers. Vote 7-0-1.

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

Olson rejoined the meeting. Cathryn Peterman said she was not successful in obtaining a determination from the State Historical Society that there were no historic or archaeological resources but that a determination was necessary only if the project was using federal funds. Deb Pooler moved to waive the requirement on the grounds that the applicant made a good faith effort. Vote 8-0-0. Al Cohen moved to waive the requirement for a topographic survey as requested by the future landowner. Vote 8-0-0. Karl Olson moved to waive all environmental and site requirements under the review statutes on the grounds that this is a preexisting commercial site with very little change to be made. Vote 8-0-0. Deb Pooler moved to find the application complete. Vote 8-0-0. Jackie Lowell moved to approve the application. The amount of the fee will be calculated and sent to Mrs. Peterman.

5. Other Business

There was discussion on the demonstrated need for a planner particularly in light of the difficulties the two applicants on the agenda had experienced. Ray Soule asked about the possibility of sharing a planner with another town. A workshop was suggested and also that a list be prepared for applicants so they will know what is required.

Al Cohen said it was the town's responsibility to advise the planning board and moved to request the town manager to set up a specific list of what has to be done for an applicant to come before the planning board. Ray Soule said he would work on a list of requirements. Cohen withdrew his motion temporarily.

6. Adjournment

Al Cohen moved to adjourn the meeting at 7:37 p.m.