

WISCASSET PLANNING BOARD  
MINUTES, JANUARY 13, 2020

Present: Al Cohen, Tony Gatti, Jackie Lowell, Peter McRae, Lester Morse, Chair Karl Olson, Deb Pooler, and Jason Putnam

Absent: Steve Wallace

PUBLIC HEARINGS

1. Michael Collins, Dan Dyer, Dana Long – Site Plan Review for restaurant and bar, 690 Bath Road, Map U-17, Lot 002A

The public hearing opened at 7 p.m. Michael Collins said there would be no change to the exterior of the building; the interior will resemble a barn with farm tables and a “New England feel.” In response to questions on the proposed menu, Collins said it would be 25% Spanish, and feature huge hamburgers and handcut fries. He said the Barnhouse Grill’s opening day will be April 1 after converting to town water and sewer in March. The public hearing closed at 7:07 p.m.

2. Amended Historic Preservation Ordinance

The public hearing opened at 7:07 and closed at 7:08. There were no questions or comments.

REGULAR MEETING

1. Call to Order

Chair Karl Olson called the meeting to order at 7:08 p.m.

2. Approval of December 23, 2019 minutes

Tony Gatti moved to approve the minutes of December 23, 2019. Vote 7-0-1 (McRae abstained).

3. Michael Collins, Dan Dyer, Dana Long – Site Plan Review for restaurant and bar, 690 Bath Road, Map U-17, Lot 002A

There was a site walk of the property on December 23; however, the corners of the property were not marked, and Karl Olson and Lester Morse went back at a later date to confirm that the corners were marked. The property is Lot 3 on a subdivision plan as of 5/11/1989. Al Cohen moved to find the application complete. Vote 8-0-0. Waivers were requested for (7) c through r, (8) a through jj, (9)a, (9)c, (9)d, e and 9 f through v, and (10) through (12). Al Cohen moved to approve the waivers as requested. Vote 8-0-0. Al Cohen moved to approve the restaurant project as submitted. Vote 8-0-0.

4. Historic Preservation Ordinance

No action was necessary.

5. Christopher Juntura – Site Plan Review for brewery and tasting room, 568 Bath Road, Map U-15, Lot 5

Juntura submitted a site plan for the property. He said he would be operating until midnight as the law allows. It was also pointed out that the notices of the meeting were sent out last week and the public and the board had not seen the site plan previously. In response to a question, Juntura said the brewery and tasting room would be in one building and the other would be used for storage. There is currently someone living in the house and Al Cohen noted there was not enough acreage for two uses on the property. If the application were approved, no one would be allowed to live in one of the buildings.

Jason Putnam moved to find the application complete. Discussion included the need for an erosion control plan (or request for waiver); estimated number of employees and customers, with related parking shown on plan; layout of interior; State Fire Marshall approval; conditions of approval block on the site plan; indication of only one use of property; letter from owner giving approval; and letters from the Wastewater Treatment Plan and Wiscasset Water District. The motion was withdrawn. All materials to complete the application must be submitted to the Town Office by the Tuesday before a meeting.

#### 6. Other Business

Karl Olson advised the members of the MMA workshops for planning board members. The next one will be held in Belfast on February 20 from 4 to 8. Interested members should contact the Town Manager.

#### 7. Adjournment

Al Cohen moved to adjourn the meeting at 7:44 p.m. Vote 8-0-0.