

WISCASSET PLANNING BOARD  
MINUTES, MARCH 22, 2021  
Via Zoom

Members Present: Jackie Lowell, Peter McRae, Chair Karl Olson, Debra Pooler and Stephen Wallace

Members Absent: Al Cohen, Tony Gatti, and Lester Morse

PUBLIC HEARING

Chair Karl Olson opened the public hearings at 7:00 p.m.

1. Clark's Point Development (Dan Colby and Mark Pierson) – Reconfiguring of Lots 17, 18, 19 and 23, Ice Pond Road

There were no questions or comments, and the chair closed the public hearing at 7:01.

2. Proposed Solar Ordinance

Ed Polewarczyk commented on solar energy in general, pointing out that solar systems are not financially viable and many require State subsidies, and underlining the environmental harm caused by replacing forests with solar. He asked for clarification on a number of sections of the draft ordinance. The public hearing was closed at 7:23 p.m.

REGULAR MEETING

1. Call to Order

Chair Karl Olson called the meeting to order at 7:23 p.m.

2. Approval of Minutes of March 8, 2021

Debra Pooler moved to approve the minutes as written. Vote 5-0-0.

2. Clark's Point Development (Dan Colby) – Reconfiguring of Lots 17, 18, 19 and 23, Ice Pond Road

There was no input from the public hearing. Peter McRae, reporting on the site walk, said the site was well laid out, well-marked; Steve Wallace said everything looked good and was presented well. There was a waiver request for submission of materials other than what was already submitted because of material on file. Jackie Lowell moved to grant the waiver. Vote 5-0-0. Dan Colby said DEP had been contacted; in fact, Jamie MacNeil of the DEP was on site at the time of the site walk by board members investigating the vernal pool and found no problem because of the distance from the lots in question. Karl Olson said there was already a report on the vernal pool in the file. Deb Pooler moved to approve the application. Vote 5-0-0. Olson asked members to sign the plans in the Code Enforcement Officer's office when advised they are available.

3. John and Christy Brandt, Steamed Bean Coffee Emporium, LLC – Application for Change of Use to coffee shop, 51 Water Street, Map 02, Lot 58

The applicant was not present. Karl Olson said he had a concern about the status of the building with four or more uses, which would constitute a subdivision, although there is a question whether the uses were grandfathered.

5. Cathy and Jim Peterman – Application for outdoor seating area, garden house structure and seasonal restroom, 564 Bath Road, Map U15, Lot 005A

The applicant was not present and because notices to abutters had not been sent out, action on the application was postponed until the April 12 meeting.

6. Other Business

Karl Olson moved that the board adopt an emergency policy while Covid restrictions are in place to not require applicants to submit 10 paper copies and instead provide one paper copy for the file and PDF copies for all members. Vote 5-0-0.

7. Adjournment

Deb Pooler moved to adjourn the meeting at 7:40 p.m. Vote 5-0-0.