

WISCASSET PLANNING BOARD
MINUTES, APRIL 12, 2021
7 P.M. VIA ZOOM

Present: Jackie Lowell, Chair Karl Olson, Peter McRae, Deb Pooler and Steve Wallace

Absent: Al Cohen, Tony Gatti and Lester Morse

1. Call to Order

Chairman Karl Olson called the meeting to order at 7 p.m.

2. Approval of Minutes of March 24, 2021

Deb Pooler moved to approve the minutes of March 24, 2021. Vote 5-0-0.

3. John and Christie Brandt, Steamed Beans Coffee Emporium – Site Plan Review for change of use, 51-B Water Street, Map U-01, Lot 58

The Brandts have leased 1000 sq. ft. at 51-B Water Street for a coffee shop. They are applying for a change of use from an antique store to a restaurant. Deb Pooler moved to find the application complete. Vote 5-0-0. There was a consensus that a public hearing would not be required. Jackie Lowell moved to approve the application including the waiver requests. Vote 5-0-0.

4. Nouria Energy – Site Plan Review for addition to existing carwash, 695 Bath Road, Map U-17, Lot 4

Doug Reynolds of Nouria said the 500-sq. ft. project will include expanding and upgrading the tunnel and replacing the vacuum islands. The abutters have been notified. Steve Wallace moved to find the application complete. Vote 5-0-0. There was a consensus that a public hearing would not be required. Peter McRae moved to approve the application as submitted. Vote 5-0-0.

5. Wiscasset Gardiner Solar – Pre-application conference for proposed solar energy generator facility, Gardiner Road, Map R-06, Lot 007-A

Adam Gravel of Stantec Consulting Services, Inc. outlined the plan to install a solar energy generation facility on a 14-acre site off Gardiner Road. There will be an access road off Gardiner Road and perimeter-safety fencing. The land currently is forested and surrounded by residential, the Wiscasset Bus Garage, the Wiscasset Church of the Nazarene and the Wiscasset Middle High School. Wetlands impact will be minimal. The solar panels will be fixed on a racking system. Visual impacts will be addressed. The plan is in the conceptual stage and Gravel asked for input from the planning board. Karl Olson said the proposal will be reviewed under the conditions of the draft solar ordinance, the approval of which will be voted on the next town warrant.

6. Cathy Peterman – Site Plan Application for the addition of outside seating, 564 Bath Road, Map U-15, Lot 005A

Cathy Peterman said in addition to outside seating for six tables in the rear of the building, an outdoor restroom and a small garden house are planned. The outdoor restroom will be a purchased shed on a cement slab and will be tied to existing sewer and water lines. The plan did not include measurements, but Ms. Peterman said she estimated the outdoor seating area to be 25' x 40'. She asked if a permit was required to add a fence and was advised to see the Code Enforcement Officer. She also asked if the restroom needed to be wheelchair accessible. Emily Rabbe, a planner with the Lincoln County Regional Planning Commission who is working with the planning board, said she will find out. Deb Pooler moved to find the application complete except for the measurements of the improvements. Vote 5-0-0. An amended site plan with the measurements will be required. There was a consensus that a public hearing would not be required. Deb Pooler moved to approve the project when dimensions are given to the Planning Board. Vote 5-0-0.

7. Other Business

Jackie Lowell moved to schedule a public hearing for the draft solar ordinance on April 26 at 7 p.m. Vote 5-0-0.

Karl Olson reported that surveying activity has been ongoing at the Young's Point subdivision and several letters of concern over the water quality and quantity have been received.

8. Adjournment

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