

**Wiscasset Planning Board
Minutes, September 13, 2021**

Present: Tony Gatti, Chair Karl Olson, Peter McRae, Deb Pooler and Lester Morse

Absent: Al Cohen, Jackie Lowell, Steve Wallace

1. Call to Order

Karl Olson, Planning Board Chair, called the meeting to order at 7:00PM.

2. Approval of Minutes from August 9, 2021

Tony Gatti moved to accept the minutes of August 9, 2021, as written. Vote 4-0-1. Deb Pooler abstained as she was not present at the August 9th meeting.

3. Chandler Sowden – Transfer of Business from 65 Main Street to 51 Water Street A & B, Map U-01, Lot 58

Mr. Gatti moved to approve the transfer of business finding of fact and decision for In a Silent Way. Vote 5-0-0.

4. Christopher Juntura – Site Plan Review for Brewery with Tasting Room, 568 Bath Road, Map U-15, Lot 5

Mr. Juntura and his legal counsel, Alice Knapp, were present for the application. Ms. Knapp stated that Mr. Juntura is working with his surveyor to update the site plan to add elements required under the site plan review ordinance. Ms. Knapp requested the Planning Board go through the completeness determination memo prepared by Lincoln County Regional Planning Commission, dated July 28, 2021, to confirm what items need to be added to the survey. The Board agreed to review the memo with Mr. Juntura and Ms. Knapp.

During the memo review, the Planning Board voted to waive the requirement that the surveyor dimension the structural setbacks from the property line (i.e., the distance of the building to the property boundary). Ms. Pooler moved to waive the requirement that dimensional setbacks be shown, as required under Article VIII, Section 6(B)(7)(g). Mr. Gatti seconded. Vote 5-0-0. The Planning Board also voted to accept the applicant's narrative of the existing and proposed exterior lighting details and not require the lighting to be shown on the site plan. Ms. Pooler moved to accept the applicant's narrative as sufficient to fulfill the requirement of Article VIII, Section 6(B)(7)(o) and Article VIII, Section 6(B)(8)(l & m). Mr. Gatti seconded. Vote 5-0-0.

Karl Olson asked that in addition to the items in the completeness determination memo, the surveyor should label the square structure south and east of the structure labeled "building". The applicant also needs to state the use of the structure labeled "building".

Peter McRae asked about the entrances to the site as it relates to the submitted DOT approval. Mr. Juntura agreed to add an entrance label and show where the paving will extend into the driveway from Bath Road per the DOT permit.

Mr. Juntura requested to be on the October 11, 2021 Planning Board agenda, pending receipt of his updated site plan from his surveyor.

5. CMP Power Line – Sign Finding of Fact

Deb Pooler moved to accept and sign the finding of fact/decision for the CMP site plan application. Vote 5-0-0.

6. Other Business

Mr. Olson has asked the Town Manager about whether the Planning Board will return back to a virtual format given the increase in COVID cases. As witnessed this evening, it is difficult to hear applicants and Board members through face coverings. A decision about whether to return to virtual meetings has not yet been decided.

7. Adjournment

Deb Pooler moved to adjourn the meeting at 7:54 p.m. Vote 5-0-0.