

WISCASSET PLANNING BOARD
MINUTES, OCTOBER 25, 2021
VIA ZOOM

Present: Vice Chair Al Cohen, Jackie Lowell, Peter McRae, Chair Karl Olson, Deb Pooler and Steve Wallace
Absent: Tony Gatti and Lester Morse

PUBLIC HEARINGS

1. Wiscasset Gardiner Solar Project (Norwich Solar Technologies) – Site Plan Review for solar farm on Gardiner Road, Map R06, Lot 007A
2. Wiscasset Shoreland Ordinance – Amendment to Article XIII, Appendix B as required by the Department of Environmental Protection

There was no discussion.

REGULAR MEETING

1. Call to Order

Karl Olson called the meeting to order at 7:01 p.m.

2. Approval of Minutes of September 27, 2021

Al Cohen moved to approve the minutes as written. Vote 5-0-0.

3. Wiscasset Gardiner Solar Project (Norwich Solar Technologies) – Site Plan Review for solar farm on Gardiner Road, Map R06, Lot 007A

Al Cohen, reporting on the site walk, said everything was as stated, several neighbors attended, and he saw no issues with the project. Emily Rabbe, Lincoln County Planner, said the application had met all the requirements and the requested information on the civil engineer and wastewater had been provided. She said the application was complete and thorough. Al Cohen moved to find the application as complete. Vote 5-0-0. Al Cohen moved to approve the application. Vote 5-0-0.

4. Tristan Koehling – Site Plan Review for restaurant, 762 Bath Road – Pre-application

Karl Olson said because the building had not operated as a restaurant for two years, a new application would be required together with a survey, deed, copy of the lease, map showing location, list of abutters – the complete list of application requirements will be found on the town’s website. Written requests for waivers, and proof of notification to abutters will be required by the board when a complete application is submitted. There was discussion on the number of bathrooms required and it

was determined that only one bathroom was required for an eating establishment where no alcohol was being served.

5. Jenny Graham, Cozy Harbor Canvas (Larry Barnes) – Site Plan Review for boat canvas and drapery workshop and retail showroom, 263 Bath Road, Map U-10, Lot 26

The property was previously used for car restoration and plans are to provide boat canvas. Karl Olson said a tax map, deed, plan of property, recent survey (within six months) were needed as well as the list of items in the ordinance which can be found on the website. The applicant was advised to read the section on waivers. The board found no problem with the use or with storing boats at the site.

6. Amendments to Shoreland Ordinance, Article XIII, Appendix B

The items to be added to the Shoreland Ordinance were removed at some point in the past and are now being replaced in the ordinance as required by the DEP. Al Cohen moved to send the amendments to the Select Board. Vote 5-0-0.

7. Other Business

Karl Olson said he was expecting an application on Young's Point.

8. Adjournment

Al Cohen moved to adjourn the meeting at 7:31 p.m. Vote 5-0-0.