

WISCASSET PLANNING BOARD  
MINUTES, NOVEMBER 22, 2021  
7:00 P.M. VIA ZOOM

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

Absent: Tony Gatti and Lester Morse

1. Call to Order

Chair Karl Olson called the meeting to order at 7:14 p.m.

2. Approval of Minutes of November 8, 2021

Al Cohen moved to approve the minutes of November 8 as written. Vote 6-0-0.

3. Craig Winston, Custom Frame and Finish, LLC – Subdivision Application, 51 Watger Street and 2 and 4 Railroad Avenue, Map U01-058

Planner Emily Rabbe had submitted a completeness memo on the application, finding it complete if the board granted a waiver from the survey requirement. Karl Olson said the Fire Department had recommended a ladder for fire egress from the balcony to the ground. The separation between the buildings will be 16 inches to provide access for maintenance. Al Cohen moved to grant a waiver from the survey requirement. Vote 6-0-0. Al Cohen moved to find the application complete. Vote 6-0-0. There was a consensus that a site walk would not be required. Debra Pooler moved to waive the public hearing. Vote 6-0-0. Debra Pooler moved to approve the application as presented (including the ladder). Vote 6-0-0.

4. Other Business

None

5. Adjournment

Al Cohen moved to wish everyone a safe and healthy Thanksgiving and moved to adjourn the meeting at 7:23 p.m. Vote 6-0-0.

Thank you for taking a few minutes earlier this week to review the Planning Board review process in Wiscasset. I have attached a Conceptual Site Plan of the proposed expansion of the Ames True Value at 447 Bath Road. We appreciate the opportunity to be on the Planning Board agenda on December 13. I have included a brief summary of the site and project below:

Ames True Value is proposing to expand their parking and outdoor storage area at their store at 447 Bath Road (Route 1) in Wiscasset, Maine. The site is identified as Lot 6 on Tax Map U-14 and is predominately located in the Town's Commercial Zoning District (closest to Route 1), with a portion in the Residential Zoning District. The overall size of the parcel is approximately 11.48 acres.

The proposed improvements will expand the limits of paving approximately 150-feet northeasterly along Route 1 and add approximately 240-feet of new paved and gravel surfaces in the northwesterly portion of the property. The additional developed area will be used for parking, display and outdoor storage areas. No changes to the footprint of the existing building or overall use of the site are proposed. As such, we do not anticipate having to modify the current vehicular access to the site, water supply, or sanitary sewage disposal, or other utilities.

The additional paved area will require the existing retention pond to be replaced, likely, with an underground stormwater detention system. Additional stormwater management basins are envisioned to treat and detain stormwater runoff from the new impervious areas.

Thank you and we look forward to discussing the plans with you and the Wiscasset Planning Board at your December 13, 2021 meeting. Please also let me know if you need any additional information about the site or project before the meeting.

