

WISCASSET PLANNING BOARD  
MINUTES, NOVEMBER 8, 2021  
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 7:07 p.m.

2. Approval of Minutes of October 25, 2021

Al Cohen moved to approve the minutes as presented. Vote 6-0-0.

3. Craig Winston, Custom Frame to Finish, LLC – Preliminary Subdivision application, 51 Water Street and 2 and 4 Railroad Avenue, Map U-01-058

Winston is currently renovating the building which includes removing and replacing part of the building and adding a second floor on Railroad Avenue. When complete, the building will house six commercial spaces and two residential units. When renovations are complete, the building will house on Water Street the current beauty shop, In a Silent Way and a third rental unit on the first floor and an apartment on the second floor. On Railroad Avenue, the street level space will be rented by Brother Shucker's with a studio on the second floor. Renovations will include replacement of all windows, fire safe ceiling and fire-retardant paint. Heat pumps and insulation will be installed. The subdivision will include six commercial spaces and two residential units. Karl Olson asked that the plan be amended to correct the width of the space between the building and the adjoining building and a letter from the Fire Chief. Olson said he was in favor of waiving the survey requirement, and the waiver should be included in the narrative. Olson moved to waive the survey requirement, revising the narrative, obtaining a letter from the Fire Chief and revision of the plans to indicate the space between buildings. In response to Mr. Winston's question regarding the change of use, Olson said the business tenants should apply for the change of use.

4. Other Business

Karl Olson moved to approve the Findings of Fact for the Gardiner Road Solar project. Vote 6-0-0.

5. Adjournment

Al Cohen moved to adjourn the meeting at 7:34 p.m. Vote 6-0-0.

29 October 2021

\*8 November 2021 see additional info

Town Of Wiscasset, Wiscasset Planning Board

This is an attachment to our Subdivision Paperwork.

When we purchased 51 Water Street/2 & 4 Railroad Ave, in 2018, the building consisted of:

\*51 Water St: Apartment on top floor

\*51A, 51B, & 51C Water St: Water Street Antiques: Antique Doll room, Antique Shop, Antique Book Room

\*51D Water St: Riverview Hair Salon

\*4 Railroad Ave: Formerly Fairfield Sign Shop

\*2 Railroad Ave: Formerly Fairfield Sign Workshop

The building was in desperate need of repair due to many years of lack of maintenance. All the windows were either cracked, broken, missing, and/or not weather tight and need of replacement. Siding was falling off, there was no wall insulation, heating systems were antiquated and not working properly, electrical systems were not grounded.

We are in the process of trying to renovate for safety, aesthetics, and to increase the business climate of Wiscasset. To Date, we have renovated 51A & B and is now leased to In a Silent Way. 51D is still leased to Riverview Hair Salon.

We are in the process of renovating 4 Railroad Ave (which used to be Fairfield Signs Shop) for Brother Shucker Oysters.

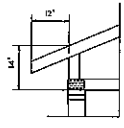
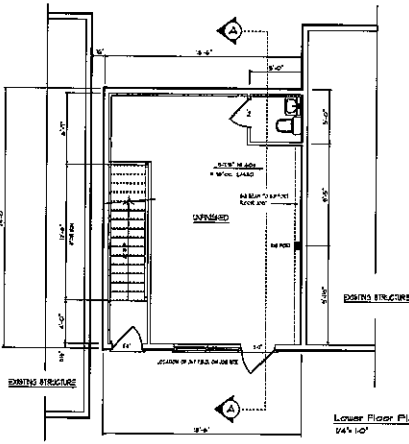
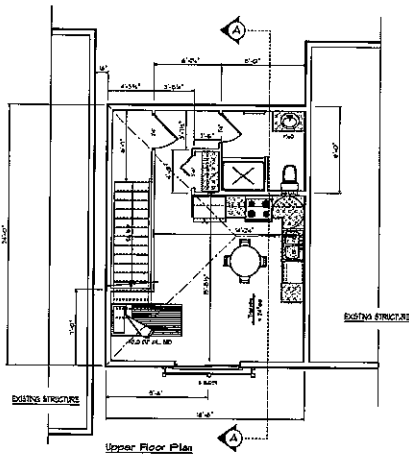
We had to take down the 2 Railroad Ave part of the building (Fairfield Sign Workshop) because it was structurally unsafe. We would like the planning board to approve the rebuild part of the building and have attached the plans for it. The plan is to replace the commercial space and to add a studio apartment above. This will balance the aesthetics of the Railroad Ave side of the building.

\*We are asking for a waiver of the survey requirement for the following reasons:

The building has been in existence for 121 years at this site, and the footprint has been reduced.

The new footprint of 2 Railroad Ave is 18" less than the original to allow for access between David Stetson's building and ours. The overall footprint is smaller than original.

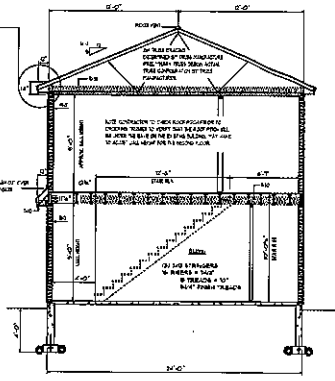
The following excerpt was taken from page 27&28 of: Article VII - SUBDIVISION:



**ROOF SYSTEM:**  
 APPLY ANGLED STRUCTURALLY  
 RATED 2x8 RAFTERS IN ADD  
 TO EXISTING RAFTERS. BRACES  
 ALL JOINTS ON RAFTERS. BRACES  
 ALL THE RAFTERS TO ROOF SHEATHING  
 TRUSSES & SPOCS.

**UPPER FLOOR:**  
 2x10 JOIST REPLACEMENTS  
 OVER 12' SPAN.

**CEILING WALLS:**  
 2x10 JOIST BRACING  
 ON WALLS. BRACE  
 AT WALLS. BRACE  
 AT WALLS. BRACE



<b>WAYNE PARADIS</b> ARCHITECTS 1000 N. 10th St. Tallahassee, FL 32301 Tel. 904-344-1111 Fax 904-344-1112	14' x 10' Addition to Existing Building
	Plan For: <b>Craig Winslow</b>
Drawn by: Wayne Paradis	Date: 02.20.03

From: **Fire Chief** <[firechief@wiscasset.org](mailto:firechief@wiscasset.org)>  
Date: Sun, Nov 14, 2021 at 4:55 PM  
Subject: Re: 51 Water Street plans  
To: Laurie Winslow <[lwinslow.customframetofinish@gmail.com](mailto:lwinslow.customframetofinish@gmail.com)>

Yes. I believe the slider does provide a secondary means of egress. I suggested some sort of ladder to get from the balcony to the ground safely.

Sent from my iPhone

On Nov 14, 2021, at 16:26, Laurie Winslow <[lwinslow.customframetofinish@gmail.com](mailto:lwinslow.customframetofinish@gmail.com)> wrote:

Thank you-the question the Planning Board had was about the studio apartment second egress. Craig said you thought the sliding door meets second egress code. Could you respond in writing for us to forward to the Planning Board for the deadline tomorrow?

Thank you!

On Sun, Nov 14, 2021 at 1:46 PM Fire Chief <[firechief@wiscasset.org](mailto:firechief@wiscasset.org)> wrote:  
Hi Laurie,

The plans look fine as long as they meet all applicable fire codes.

Rob Bickford