

WISCASSET PLANNING BOARD
MINUTES, FEBRUARY 9, 2009

Present: Tony Gatti, Steve House, Jill Lorom, Jackie Lowell, Peter McRae, Lester Morse, Karl Olson and Ray Soule

Absent: Al Cohen

1. Call meeting to order

Chairman Steve House called the meeting to order at 7 p.m.

2. Consideration of January 26, 2009 minutes

The minutes were amended to hyphenate co-op in No. 3, first paragraph, and change the four-acre lot in the sixth paragraph to a ten-acre lot. Ray Soule moved to accept the minutes with the amendments. Vote 6-0-1 (Lorom abstained).

3. B2 Group, LLC - Site Plan Review application for Maine Heritage Village, Part of Map U-15, Lot 7B

(Karl Olson recused himself) Karl Olson presented a site plan review application including an updated lot coverage summary, and calculation of parking requirements. He expects a letter from the engineer indicating no MDOT permit is required. No DEP permit is required as the disturbed area is less than one acre. There are 47 parking spaces planned, four more than required.

Town Planner Jeffrey Hinderliter said he and Town Attorney Dennis Jumper had reviewed the ordinance and found that there is no minimum lot size for the Commercial District. The only limitation on number of uses would be the parking requirements or positioning of buildings.

Ray Soule, Peter McRae and Steve House reported favorably on the February 2 site walk.

Hinderliter raised the possibility of problems with the location of four parking spaces near the entrance/exit. Members of the board did not think this would be a problem.

In response to further points in Hinderliter's memo, Olson said that loading and unloading would take place in the parking lot and from there to the places of business handcarts, golf carts, etc. would be used; Roger Bintliff said that landscaping is paramount and stone, lighting, and shrubs will be used to create a park-like setting; relocation of the playhouse will be considered.

Hinderliter expressed concerns about the potential traffic impacts and recommended that the applicant mitigate those where possible. With regard to tour buses, Bintliff said that they would plan for those by blocking off spaces.

Hinderliter recommended that before determining the application complete, the board request documentation of potential traffic impacts and mitigation, municipal impact

letters, stormwater management/surface water runoff/erosion control plan, and a landscaping/buffer plan. Olson suggested that signage could be used to reduce traffic impacts. To reduce the possibility of cars stopping on Route 1 going south, a gully and landscaping will be installed to keep people from entering the project from the road.

In response to Lester Morse's question, Roger Bintliff said the project would not be non-profit, as income from some of the rental spaces would be necessary for maintenance of the site. Peter McRae asked about existing and proposed utility lines; Olson said that locations had not yet been determined. McRae also asked about buffering around the parking and breaking up the parking spaces. Five building permits have been issued to date, some of which were permitted under a previous approval.

Tony Gatti moved to follow Jeffrey Hinderliter's recommendation before granting preliminary approval. Vote 7-0-0.

4. Other Business

5. Adjourn

Tony Gatti moved to adjourn at 7:45 p.m. Vote 8-0-0.

Submitted by,

Jackie Lowell, Recording Secretary

cc: (Upon Planning Board approval) Board of Selectmen