

WISCASSET PLANNING BOARD  
MINUTES, DECEMBER 22, 2008

Present: Al Cohen, Tony Gatti, Steve House, Karl Olson, and Ray Soule

Absent: Jill Lorom, Jackie Lowell Peter McRae, and Lester Morse

1. Call to Order

Chairman Steve House called the meeting to order at 7:34 p.m.

2. Consideration of November 10, 2008 minutes

Ray Soule moved to accept the minutes of November 10, 2008. Vote 4-0-1.

3. Snow Squall Bed and Breakfast, LLC - Site Plan Review waiver request for conversion of barn to yoga studio/wellness center, 5 Bradford Road, Map U-6, Lot 17

Paul Harris presented his application for conversion of the barn and requested a waiver of the site plan review. Ray Soule moved to grant the waiver request because the project is less than 2000 square feet. Vote 5-0-0.

4. Coastal Common Holding Company, LLC - Approval of Subdivision amendment, creation of one 2-acre lot, Old Bath Road, Map U-15, Lot 7B

Karl Olson presented the application to amend the subdivision in order to divide the existing 10-acre lot into a two-acre lot and an eight-acre lot. In response to Town Planner Jeffrey Hinderliter's memo of December 22, 2008, Olson said that the proposal would not negatively impact the overall Maine Heritage Village concept, structures will meet applicable setbacks when establishing new property lines, there will be two entrances as originally planned and water and sewer connections will be made as required by the Water District. He said the division was being made for financing purposes. Al Cohen moved to approve the subdivision amendment. Vote 4-0-1 (Olson abstained).

5. Shaun Fairfield - Approval of subdivision amendment to create a 3.4-acre lot, Foye Road, Map R-2, Lot 38

The applicant proposes to create a 3.4-acre lot within Lot 4 of the Miller Sproul Subdivision, creating Lot 4C. Al Cohen moved to approve the subdivision amendment. Vote 5-0-0.

6. Other Business

7. Adjourn

Al Cohen moved to adjourn at 7:45 p.m. Vote 5-0-0