

WISCASSET PLANNING BOARD
MINUTES, JULY 27, 2009

Present: Al Cohen, Tony Gatti, Steve House, Jackie Lowell, Lester Morse, Karl Olson and Ray Soule

Absent: Jill Lorom and Peter McRae

1. Call to Order

Chairman Steve House called the meeting to order at 7:05 p.m.

2. Consideration of June 22, 2009 minutes

Ray Soule moved to approve the minutes of June 22, 2009. Vote 7-0-0.

3. Cecilio Juntura (Taste of Orient) - Site plan review 2,000 sq. ft. waiver request for addition, 306 Old Bath Road, Map U11, Lot 1E

The applicant was not present. Al Cohen moved to table the application until the next meeting when the applicant is present. Vote 7-0-0.

4. Other Business

Al Cohen said that another building (a sawmill exhibit) had been erected at the Maine Heritage Village that was not on the site plan presented and approved at the last meeting and that two sides of the boat near the restaurant had been painted when the board had asked that no signage appear on the boat. Cohen said that the exhibit appeared to be within the setback from the property line.

Karl Olson said he had no knowledge of the sawmill when he represented the owner at the previous meeting. Al Cohen objected to Olson's representing the owner when he did not know what was happening. He also said it put Olson, a planning board member, in an unethical position. Ray Soule there would be no reason for Olson to know changes had been made unless he had been asked to add it to the plan.

In response to Jackie Lowell's question, Al Cohen said that he thought the signage on the site exceeded what was allowed. Lowell said it would be up to the Code Enforcement Officer to enforce the sign ordinance if the maximum square footage of signage had been exceeded and asked what response Cohen had received from the CEO or Town Planner. Cohen said the planner had been out of town but would look into it.

In response to Lester Morse's question, Olson said that he was the surveyor for the company and only added to the plan when asked to do so.

Cohen had spoken with Tony Casella, owner of the project, and asked him to attend a meeting, and told him he (Cohen) thought it was a violation of ethics to have Karl Olson represent him. Olson said he had the same relationship his client as any consultant would have, and he would be able to present only the information given to him. He pointed out as the authorized agent for the project, he has recused himself during the presentation and discussions.

In response to Cohen's statement that Olson was sitting on both sides of the table, kept saying he didn't know what it was all about, and the board couldn't get a straight answer, Olson said that he had explained in the beginning that the plan was a general concept and that it was an ongoing process to see what works. Cohen said that just by the fact of presenting the application, Olson

was influencing the board. Ray Soule said that would be an individual board member's problem, not Olson's.

The chairman recommended that the problem be referred to the Code Enforcement Officer. Al Cohen moved that the board send a note to the Code Enforcement Officer and Town Planner that the board's decision at the last meeting was not being followed and should be enforced. Karl Olson recused himself. Vote 6-0-1.

Ray Soule moved to take up Cecilio Juntura's application. Vote 7-0-0.

Cecilio Juntura (Taste of Orient) - Site plan review 2,000 sq. ft. waiver request for addition, 306 Old Bath Road, Map U11, Lot 1E

Mr. Juntura plans to extend the porch at his restaurant by adding 348 sq. ft. of seating area on the west side of the building. Ray Soule moved to approve the 2000 sq. ft. waiver. Vote 7-0-0.

5. Adjourn

Al Cohen moved to adjourn at 7:25 p.m. Vote 7-0-0.