

WISCASSET PLANNING BOARD  
MINUTES, APRIL 23, 2012, 7 P.M.

Present: Al Cohen, Chairman Steve House, Jackie Lowell, Peter McRae, Lester Morse,  
Karl Olson, Deb Pooler, and Ray Soule

Absent: Tony Gatti

PUBLIC HEARING

1. Kevin Steele, Steele's Landscaping - Site Plan Review application

The chairman opened the public hearing at 7 p.m. Steele reported he was moving his business to the West Side campground and plans to construct a 60' x 80' building. There were no questions or comments. The hearing was closed at 7:02.

2. Al Cohen - Consumer Fireworks building - Site Plan Review application

Cohen said he plans to build a 24' x 70' building for consumer fireworks in the Big Al's parking lot. The building will be sprinklered and conform to all State Fire Marshall's requirements. There were no questions or comments.

3. Close Public Hearing

The hearing was closed at 7:03 p.m.

4. Call meeting to order

The chairman called the meeting to order

5. Consideration of April 9, 2012 minutes

Karl Olson moved to accept the minutes as printed. Vote 7-0-0.

6. Kevin Steele, Steele's Landscaping - Change of use from campground to landscaping business, site plan review application, 650 Gardiner Road, Map R3, Lot 43

Town Planner Misty Gorski said the application was consistent with the ordinance. The performance standards were reviewed. Al Cohen moved to approve the application as submitted. Vote 8-0-0.

7. Allen S. Cohen - Site Plan Review application for new building addition, 298 Bath Road, Map U11, Lot 1D

(Karl Olson and Al Cohen recused themselves) Cohen presented a letter from the Water Authority and said the state and federal approvals were contingent upon town approval. Ray Soule moved to approve the application contingent upon receiving state and federal approvals. Vote 6-0-2.

8. Atlantic Motorcar - postponed

9. Lady Marian's Trust - Site Plan Review pre-application for 2,472 sq. ft. building and increase to parking lot, 506 Bath Road, Map U15-A, Lots 5-8, 14-24

(Karl Olson recused himself) Olson said the size of the building had been reduced (since the original application was filed) to 1,471 sq. ft., would be similar to the Marketplace building and

would be used for a flea market. Gorski said the ordinance requires one acre per business; the site is two acres and there are currently two businesses, the restaurant and Maine Heritage Village, on the site. She said if the proposed building was part of the Maine Heritage Village, it would be eligible for the 2,000 sq. ft. waiver. A site walk by Deb Pooler, Al Cohen and Peter McRae was scheduled for May 1, at 4 p.m.

Steve House asked whether a flea market would be considered one business and Gorski said because business is not defined in the ordinance, a clarification from the CEO would be necessary. It was pointed out that if there were separate businesses, cash registers, sales taxes, etc., it would be considered a third business and would not be allowed. The CEO, planner and town attorney will review the application before it is brought back to the board.

10. B2 Group, LLC, Pre-application subdivision review for three buildings, sixteen condominium units, Twin Oaks Subdivision, Map U15-a, Lots 5-9, 14-24

(Olson recused himself) Olson said the project will consist of a three-building, sixteen unit-condominium on 13 or 14 lots in the Twin Oaks Subdivision. The access road to the subdivision will be shortened. There will be three septic fields and three wells, one each for the three buildings.

Gorski said the application was incomplete and a list of the required items would be sent to Olson.

A site walk by Al Cohen, Deb Pooler and Peter McRae was scheduled for May 1, 2012 at 4:30 p.m.

11. Other Business

The second meeting in May will fall on Memorial Day. Al Cohen moved to cancel the second meeting in May. Vote 8-0-0.

12. Adjourn

Al Cohen moved to adjourn at 7:30 p.m. Vote 8-0-0.