

WISCASSET PLANNING BOARD
MINUTES, MAY 14, 2012

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

1. Call to Order

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

2. Consideration of April 23, 2012 minutes

Al Cohen moved to approve the minutes of April 23, 2012. Vote 9-0-0.

Selectmen Pam Dunning and Ed Polewarczyk were present as part of their survey of town committees to determine whether committees were functional, had good lines of communication, were needed or required, had the right number of members and terms of office, and had or needed direction from the selectmen. Board members reported that they were happy with nine members and three-year staggered terms. They suggested that the ORC require that only two members be Planning Board members. Direction from the Board of Selectmen was not needed; Misty Gorski, Town Planner, updated the selectmen periodically.

3. Atlantic Motorcar - Site Plan Review pre-application to exceed 10,000 square foot paving requirement for employee parking area, 10 Oxhorn Road, Map U16, Lot 3

Bruce Howes said the current parking area for ten employees was on dirt and was inadequate. He plans to pave a parking lot in the rear of the building, which would also be used for storage. The area for the proposed parking area is mostly ledge and would be blasted to alleviate drainage problems. A site walk by Al Cohen, Karl Olson and Deb Pooler will take place on June 4 at 4 p.m. There will be no meeting on May 28 because of the holiday; the next meeting will be on June 11.

4. Wiscasset Area Chamber of Commerce - Site Plan Review pre-application for 12' x 24' visitor center, 563 Bath Road, Map U15, Lot 3

Chris Dilts, Interim Executive Director of the Wiscasset Area Chamber of Commerce, described plans for a new visitor center that will be more visible than the present building. A 16' x 24' building is planned closer to the road; it will have power, but no water and sewer. Al Cohen moved that under the 2,000 sq. ft. rule, we waive the Planning Board process and send you directly to the Code Enforcement Officer for a building permit. Karl Olson asked Dilts to make certain the setback is adequate and offered to measure the distance. Vote 9-0-0.

5. Other Business

Al Cohen moved to accept the Steele's Landscaping findings of fact. Vote 9-0-0.

Deb Pooler moved to accept the findings of fact for Al Cohen. Vote 7-0-2.

Karl Olson asked the status of the Maine Heritage Village application for a flea market building. Misty Gorski said that under the original Site Plan Review application there was no minimum lot size per business and the proposed building, being run as part of the Maine Heritage Village, would not constitute a separate business. Reporting on the site visit, Deb Pooler said there was no problem with the location; Peter McRae and Al Cohen had no issues with the proposal. Deb Pooler moved to waive the requirement for Site Plan Review under the 2,000 sq. ft. clause. Vote 8-0-1.

6. Adjourn

Al Cohen moved to adjourn at 7:30 p.m. Vote 9-0-0.