

WISCASSET PLANNING BOARD
MINUTES, MARCH 26, 2018

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

Absent: Larry Barnes

1. Call to Order

Chairman Ray Soule called the meeting to order at 7 p.m.

2. Approval of February 12, 2018 minutes

Karl Olson moved to approve the minutes as printed. Vote 6-0-2.

3. Steve Kaplan – Site Plan Review for change of use (erosion control), 360 Bath Road, Map U-11-12, Lot 2

Steve Kaplan plans to clear a lot, remove an abandoned building and level the ground to make the lot useable. The work will take place a minimum of 75 feet from the brook, will be sloped away from the brook and will use erosion control measures. Approximately 1 to 1.5 acres will be disturbed. Change of use from owner-occupied business to commercial is being requested. Karl Olson noted a site plan would be required for a site plan review application. Steve Kaplan submitted for the board's consideration a request for a waiver of the site plan requirement for clear and leveling. Al Cohen moved to accept the waiver request and allow the project to go forward. Vote 7-0-1. (Olson opposed).

4. Christopher Juntura - Preliminary Site Plan Review for new brewery building, Wood Lane, Map U-15, Lot 6A

Christopher Junta said he was planning to construct a building for a brewery on 21.8 acres owned by his father. A five-unit apartment building and hops farm are currently on the property. Five to ten employees are anticipated. Mandatory water testing will be required for the brewery. Juntura was advised to consult the ordinance for the site plan review requirements. A site walk will be scheduled after the survey is received and the property is staked out. Josh Ward, a brewer who will be working with Mr. Juntura, was also present.

5. Other Business

The secretary informed the board that funds for postage are no longer available and meeting packages will have to be picked up at the town office. Duties performed by the former planner will have to be taken care of by the planning board. Al Cohen described the difficulties in obtaining the correct site plan review application in the absence of a planner.

6. Adjournment

Al Cohen moved to adjourn the meeting at 7:42. Vote 8-0-0.