

WISCASSET PLANNING BOARD
MINUTES, MAY 14, 2018

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

Absent: Larry Barnes and Deb Pooler

1. Call to Order

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

2. Approval of Minutes of April 23, 2018

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

3. Town Manager Marian Anderson – Comments and Concerns

Anderson thanked the board members for the time and effort they put in on behalf of the Town . In response to her question how she could help in areas that were not going well, such as problems with the site plan review application, Al Cohen said the application does not match the ordinance and the copies available to the public are sometimes incomplete. Karl Olson recommended that the applications for subdivision and site plan review be referred to the Ordinance Review Committee for recommendations on changes or simplification.

Lester Morse said it was not right to ask the planning board members to pick up their meeting packages rather than having them mailed as was done in the past. Anderson said there was no money for postage in the Planning Budget, but she would look at suggestions such as increasing fees and would bring them to the Select Board. She also volunteered to deliver the packages herself. She will ask the ORC to review the application and, as suggested, will remind applicants to read the ordinance

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

Juntura presented a new survey as requested at the previous meeting. In response to Karl Olson's question, Juntura said there were three apartments in the building on the property as well as a mobile home. Olson said he had not found a subdivision application in the files and will require that application as well as the site plan application and a DEP license to determine if the project is in compliance. Juntura said is awaiting a statement from the DEP.

Juntura will add two acres to the property for a total of 21.8 acres. The mobile home will be removed, the drying house will be on that site. Notes to that effect should be on the plans. The project will be on town sewer, but not town water; however, wells are being tested and Juntura said if the water is not drinkable, it will be used for irrigation only and he will add town water. Juntura has talked with the DEP regarding widening the driveway for commercial purposes. Juntura has 5,000 plants at a nursery that are ready to be planted. The applicant was asked to show the planned building on the plans as well as the current apartment house. The ordinance does not allow two businesses on less than two acres and therefore Juntura said he will no longer rent the apartments.

In order to speed up the process, the board suggested that a site walk be scheduled before the final application is received. Juntura was asked to stake out the building for a site walk on May 15 at 4 p.m. by Tony Gatti, Ray Soule and Peter McRae.

5. Other Business – none

6. Adjournment

Al Cohen moved to adjourn the meeting at 7:46 p.m. Vote 7-0-0.