

WISCASSET PLANNING BOARD  
MINUTES, JANUARY 28, 2019

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

1. Call to Order

Chairman Ray Soule called the meeting to order and welcomed new member Jason Putnam

2. Approval of Minutes of December 10, 2018

Karl Olson moved to approve the minutes as presented. Vote 9-0-0.

3. Zaremba Program Development, LLC – Site Plan Review for demolition of existing building and construction of new Dollar General retail store, 277 & 279 Bath Road, Map U11, Lot 21, 22

Matt Casey of the Zaremba Group explained that the 9,100-square foot Dollar General store planned would be a convenience store, not a dollar store, with general merchandise – a packaged groceries, cards, toiletries, etc. Huber's store will be demolished, there will be a single driveway and truck deliveries will be in the rear. The store will be open seven days a week from 8 a.m. to 10 p.m., although hours may be adjusted depending on traffic in the store. The parking lot and outside store lights will be turned off a half hour after closing.

Chris Nadeau, Nobis Engineering, said the 8-acre lot including the site of the restaurant will be divided with 1-1/3 acres utilized for the store and the remainder for the restaurant. He described the access to the site which will be shared with the adjacent Ship's Chow Hall. A waiver will be sought from the 3% grade as the new driveway will have a 5% grade to match the proposed grades. The project will have town water and sewer. A stormwater detention pond is planned. Permits from the DOT for the driveway and from the DEP for a stormwater permit will be necessary as well as letters from the water and sewer departments. A Concord Bus stop is not planned.

A site visit by Al Cohen, Deb Pooler, Tony Gatti and Jason Putnam was scheduled for Thursday, February 7 at 4 p.m. A public hearing will be held on February 25; the applicant will notify the abutters.

4. Other Business

Copies of an application from Atlantic Environmental, LLC for a fixed pier with seasonal ramp and float, which will be on the next meeting's agenda, were distributed.

5. Adjournment

Al Cohen moved to adjourn the meeting at 7:25 p.m. Vote 9-0-0.