

WISCASSET PLANNING BOARD
MINUTES, OCTOBER 28, 2019

Present: Tony Gatti, Jackie Lowell, Peter McRae, Lester Morse, Chair Karl Olson, Debra Pooler, Jason Putnam, and Steve Wallace

Absent: Al Cohen

1. Call to Order

Chair Karl Olson called the meeting to order at 7 p.m.

2. Approval of Minutes of September 23, 2019

Debra Pooler moved to approve the minutes of September 23, 2019 as written. Vote 7-0-1 (McRae abstained)

3. Seacoast Coffee Co., Cathy Peterman – Site Plan Review for commercial site for roasting coffee and wholesale and retail sale of coffee, 564 Bath Road

Cathy Peterman said changes had been made to the application which was approved two years ago. The restaurant has been eliminated but roasting and cold brewing will remain on a smaller scale than originally planned. The exterior of the building will be renovated and painted, and landscaping is planned. There will five employees. She explained the cold coffee brewing process which takes 16 hours; the coffee will then be tested and put into kegs or boxes. The operation will be wholesale only with the product being distributed by 18-wheelers or vans. Jackie Lowell moved to approve the plan as modified. Vote 8-0-0.

4. Maplewood 970 LLC, Karl Olson – Creation of one residential lot in Shoreland Residential District, 970 Gardiner Road, Map R4, Lot 2

(Karl Olson recused himself) Land Surveyor John Mann said the planned lot is 3.7 acres, wetlands are not an issue and the soil is good. A 24 x 32 house is planned; however, Planning Board approval was sought only for the creation of the lot. Debra Pooler moved to direct the CEO to issue a building permit for the project. Vote 7-0-1 (Olson abstained).

5. Christopher Juntura – Site Plan Review for brewery with tasting room, 568 Bath Road, Map U15, Lot 5

Christopher Juntura plans a brewery and tasting room at the existing building at 568 Bath Road. No modifications will be made to the building, as a structural engineer has indicated nothing need to be done to the building for the proposed use. In response to a question on sewage, Juntura said there is very little waste with the process. The tasting room will be open until midnight. The owner of the Wiscasset Woods Lodge expressed concern over potential noise made by patrons of the tasting room leaving at late hours which would disturb guests staying at the lodge. The building on the property not used for the brewery will be used for storage.

Karl Olson listed a number of requirements that will be needed for a complete application, among them were an indication which building would be used for the brewery, two-foot contours on the plan,

buildings within 100 feet shown on the plan, indication that the property is not in the flood zone, number of seats in the tasting room and parking based on that number, parking spaces marked on the plan, setback from the stream, magnetic north, street address on the title block, as well as other requirements listed in the Site Plan Review Ordinance.

A site walk was scheduled for Friday, October 31 at 9 a.m. Jason Putnam, Tony Gatti and Karl Olson will attend.

6. Decision on Veterans' Day meeting date

Karl Olson moved to skip the meeting on November 11, Veteran's Day. Vote 8-0-0.

7. Other Business

8. Adjournment

Jason Putnam moved to adjourn the meeting at 7:50 p.m. Vote 8-0-0.