

WISCASSET PLANNING BOARD
MINUTES, JULY 11, 2022

Present: Tony Gatti, Jackie Lowell, Peter McRae, Lester Morse, Chair Karl Olson, Debra Pooler and Steve Wallace and Planner Emily Rabbe

Absent: Al Cohen

1. Call to Order

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

PUBLIC HEARING

Ames True Value – Site Plan Review for expansion, 447 Bath Road, Map U-14, Lot 006

James Lowry described the expansion plan which includes the addition of 3.3 acres of new paved and gravel areas to create additional storage for bulk items such as picnic tables, trailers, rental equipment, etc. as well as an underground stormwater detention system which will replace the existing system. There will be no changes to the existing building.

In response to questions from the public, Lowry said the area will be used during regular business hours, the construction schedule will follow town guidelines, and lighting will be downshielded. Eaton Warner asked about the authority of one owner to act for the others in the expansion project and whether he would be reimbursed if his property value decreased because of the project. Lowry also addressed questions regarding the cleared area and the setbacks designed according to State regulations for the stormwater basin and from the property lines as required by the ordinance. The applicant was asked why he didn't buy the property across the street instead of expanding his current site. In response to some of the questions, Karl Olson said the Ames Supply, Inc is the applicant and has legal authority to act, the Town has no authority to ask the applicant to move across the street and the setbacks are set by the town ordinance and can only be changed by a vote of the town. The public hearing closed at 7:16 p.m.

REGULAR MEETING

2. Approval of Minutes

Debra Pooler moved to approve the minutes as written. Vote 7-0-0.

3. Ames True Value – Site Plan Review for expansion, 447 Bath Road, Map U-14, Lot 006

Tony Gatti and Peter McRae reported on the site walk; there were no issues, and the site was well marked.

Because the applicant had supplied a 1998 survey, he was asked to either submit a current survey or a letter from the surveyor indicating the survey is still accurate.

In addition, Olson asked that two statements recommended by Rabbe be added to the plan: (1) “Approvals of site plans are dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant and all improvements shown on the approved plan are considered conditions of approval and shall be complied with. Any variation from the plans, proposals, and supporting documents, except minor changes as described in Article VIII, Section 12(B) of the Wiscasset Town Ordinance, are subject to review and approval by the Planning Board.” (2) “The granting of site plan approval does not relieve the applicant from the need to obtain any other permits or approvals required prior to the commencement of any activity or use, such as but not limited to building, plumbing and electrical permits, subsurface wastewater disposal permits, sewer connection permits, and the like.”

Peter McRae moved to find the application complete pending the conditions of approval and receipt of a survey or a letter from the surveyor that the survey is current. Vote 6-0-1 (Pooler abstained). Karl Olson moved to approve the application pending receipt of a survey or letter from the surveyor that the survey is current, and the two conditions of approval have been met. Vote 6-1-0 (Pooler opposed).

4. John Libby, Big Duck Cove, LLC - Subdivision application, Foye Road, Map R-3, portion of Lot 29

Wayne Wood, land surveyor representing the applicant, presented the application for a 14-lot subdivision on Foye Road east of the powerline. Items listed in the memo from Planner Emily Rabbe regarding the application were reviewed and the board found that:

- The applicant will need to confirm that the fee has been paid.
- There was no objection to the scale of the map being 1":150'.
- The suggested setbacks of buildings must be shown.
- The contours should be labeled to indicate the interval.
- The FEMA flood plain panel number should be added.
- A block for the conditions of approval by the Planning Board should be added to the plan.
- Cost estimate and demonstration of adequate financial and technical capacity be submitted or if self-financing is planned, a letter from the bank indicating that financial capability.
- Note should be added that there will be no further subdivision without Planning Board approval.
- Note should be added that roads will not be town roads without town approval.
- Applicant should indicate no plans for the interior at this time and that no further development will be done without Planning Board approval.
- A cross-section of Spruce Knoll Drive will be required. Width will be researched.
- The development on the single-family lots is exempt per Maine DEP standards for Stormwater Management.
- Applicant should provide the name, address, and contact information for the person responsible for implementation of the Plan (Terradyn will be responsible for the implementation); a vicinity map showing the location of waterbodies that may be affected by erosion and sedimentation from this project (there are no waterbodies), existing and proposed drainage patterns, including drainage channels that drain to surrounding waterbodies. This was described in the corresponding letter prepared by Terradyn but does not appear to be shown on the plan, and the inspection log is described; however, a schedule and frequency of inspections does not appear to be noted on the plan.

- An erosion and sedimentation control plan by the Knox-Lincoln Soil and Water Conservation District will not be required.
- A landscaping plan was not needed and a motion by Lowell to waive the landscaping plan requirement was approved by a vote of 7-0-0.
- A statement will be required indicating that the driveways meet or exceed the sight distance requirement.
- A road maintenance agreement will be required.

A public hearing will be held on the application at 7 p.m. on July 25.

5. Optimus Construction Management – Pre-application for renovation of old school building to proposed senior living center, 146 Gardiner Road, Map R-6, Lot 8

Eric Dube displayed plans of the proposed development showing the renovations to the original building, the planned addition of a three-story building and parking areas. The project will have 113 beds. There will be two access points, and the applicant is working with the town on water and sewer service. Total square footage of existing and new construction is 118,000 sq. ft.

Karl Olson listed the application requirements which are found in the Site Plan Ordinance. A site walk will be scheduled at some point. Abutters must be notified. Emily Rabbe reported she had sent information on the submission requirements and application procedure as well as sample waiver requests to the applicant. Olson added that the board will require a construction schedule, cost and information on financing of the project. The applicant plans to close with the bank first half of September

6. Other Business

Karl Olson announced that elections for Planning Board and ORC officers will be held at the next meeting.

7. Adjournment

Lester Morse moved to adjourn the meeting at 8:15 p.m. Vote 7-0-0.