

WISCASSET PLANNING BOARD
MINUTES, AUGUST 8, 2022

Present: Al Cohen, Tony Gatti, Jackie Lowell, Lester Morse, Chair Karl Olson, Steve Wallace and Selectboard Liaison James Andretta

Absent: Peter McRae and Deb Pooler

1. Call to Order

Chair Karl Olson called the meeting to order at 7:03 p.m.

PUBLIC HEARING

Revisions to the Port and Harbor Ordinance

There was no discussion on the ordinance revisions. The public hearing closed at 7:04 p.m.

REGULAR MEETING

2. Approval of Minutes of July 25, 2022

Tony Gatti moved to approve the minutes as presented. Vote 6-0-0.

3. Maine Drilling and Blasting – Blasting application for solar farm at airport, 129 Old Ferry Road

Philip Atkinson distributed maps showing the locations of the six blasting sites and said blasting would begin at Area 6 and blasting would be two to three feet below grade. Karl Olson asked for GPS location of the sites and said letters to abutters would be required. Al Cohen moved to accept the application provided that proper locations are given and that the abutters are notified. He said he saw no reason to hold up the application for another meeting. Vote 6-0-0.

4. Eric Druby, Optimus Construction Management, Wiscasset Elder Care Facility – Site Plan Review, 146 Gardiner Road, Map R-6, Lot 8

Eric Druby displayed a plan of the site showing two entrances from Gardiner Road, parking, roadways, the three-story addition, and walkways. He said traffic would be less than the original use as a school. Lighting will be building mounted. Fred Mielke said the dwelling units will have a small kitchenette with a microwave/small refrigerator/freezer built in. A continental breakfast and one meal will be provided to all occupants.

The plan will be reviewed under both the Site Plan Review Ordinance and the Subdivision Ordinance, and the fee will be the greater of that required by the two ordinances. Olson reviewed the Site Plan Review submission requirements with the applicant. A site visit by Al Cohen, Tony Gatti and Steve Wallace was scheduled for Tuesday, August 16 at 4 p.m. If the application is found complete at the next meeting, a public hearing will be scheduled for September 12.

5. Karl Olson, agent for J V Properties, LLC – Pre-application for Napa Auto Parts expansion, 693 Bath Road, Map U-17, Lot 04A

Karl Olson recused himself. He explained that the planned 40' x 90' addition to the back of the present Napa Auto Parts building will be used for storage replacing the conex boxes now used for inventory. Additional lighting is planned. There will be no change to the storm water drainage, no extra signage will be necessary, and there will be no traffic impact. He asked that the board waive the review criteria that is covered by the 2006 application.

6. Other Business – none

7. Adjournment

Al Cohen moved to adjourn the meeting at 8 p.m. Vote 6-0-0.