

WISCASSET PLANNING BOARD
MINUTES, AUGUST 22, 2022

Present: Al Cohen, Jackie Lowell, Peter McRae, Lester Morse, Chair Karl Olson, and Steven Wallace

Absent: Tony Gatti and Deb Pooler

1. Call to Order

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

2. Approval of Minutes

Al Cohen moved to approve the minutes of August 8, 2022. Vote 5-0-1 (McRae abstained).

3. Twin City Construction (Drilling and Blasting Rock Specialists) – Blasting Application, Youngs Point Road, Map R9, Lot 07-0

Karl Olson said due to an oversight in the Blasting Ordinance, multiple copies for the Planning Board were not required. Planning Board approval is required, and he had received the application, a survey, certificate of liability insurance, building permit, septic design, and list of abutters. The application was incomplete, the abutter survey was not included nor was the hydrogeological report. The applicant was not required to be present.

Abutters James Kochan and John Menghini were present and expressed concerns about shock waves from the blasting damaging their wells particularly since water levels have been low the past couple of years; they expressed hope that small detonations would be used rather than one large detonation. They asked that a survey be done to estimate the availability of water for not only the site in question, but for additional sites. Al Cohen moved to find the application incomplete and to table the application until the next meeting with a request that the applicant be present. Vote 6-0-0.

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

(Olson recused himself.) A site plan application for the expansion of the Napa Auto Parts store had been submitted. In response to questions, Olson said that the 1680 square foot expansion will be at the rear of the store, replacing the Conex boxes for storage of merchandise, there will be no change to the drainage. Paint marks will outline the expansion for a site walk by Al Cohen, Peter McRae and Steve Wallace scheduled for Tuesday, August 30 at 4 p.m.

5. Other Business

a. Karl Olson said the required information from the Wiscasset eldercare facility had not been received in time to be placed on the agenda. He said Eric Dube had expressed hope that the project would have some indication that it would be approved before the interest rates go up on September 15th. Olson asked if the board would be willing to schedule a public hearing for the September 12th meeting with the understanding that if the application is not complete at that time, another public hearing will be required. Al Cohen moved to schedule a public hearing for September 12 and, if the application is not complete at that time, another public hearing will be required. Vote 6-0-0.

b. Jackie Lowell moved to sign the Montsweag Brook subdivision plan. Vote 6-0-0. The plans were signed.

6. Adjournment

Al Cohen moved to adjourn the meeting at 7:33 p.m. Vote 6-0-0.