

WISCASSET PLANNING BOARD
MINUTES, SEPTEMBER 26, 2022
7 P.M.

Present: Al Cohen, Tony Gatti, Jackie Lowell, Lester Morse, Chair Karl Olson, Deb Pooler, and Steve Wallace

Absent: Peter McRae

PUBLIC HEARING

J.V.Properties, LLC – Site Plan Review application for Napa Auto Parts expansion, 593 Bath Road, Map U-17, Lot 04A (Al Cohen acting as chair called the public hearing to order at 7 p.m.)

Karl Olson, who had recused himself from participating as a board member in the review of the application, described the plans for expansion of the Napa Auto Parts store to provide storage replacing the Conex boxes currently in the rear of the store. Al Cohen said the site walk was acceptable, a slight change had been made to improve drainage. There was no comment from the public or the board. The public hearing closed at 7:03 p.m.

REGULAR MEETING

1. Call to Order

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

2. Approval of Minutes of September 12, 2022

Tony Gatti moved to approve the minutes of September 12, 2022. Vote 5-0-2 (Olson and Wallace abstained).

3. JV Properties, LLC – Site Plan Review application for Napa Auto Parts Expansion, 693 Bath Road, Map U-17, Lot 04A

Tony Gatti moved to approve the application. Vote 6-0-1 (Olson abstained).

4. Knickerbocker Group – Site Plan Review application for change of use, 518 Gardiner Road, Map R-3, Lot 33C

Plans are to modify the space for a modular manufacturing facility. The only exterior changes are the addition of a septic field and well. The most recent survey was made in 1998 and the Knickerbocker group will be submitting a request for a waiver of a "recent survey". Deb Pooler moved to accept the application as complete. A site walk by Deb Pooler, Lester Morse and Tony Gatti was

scheduled for Monday, October 3, at 4 pm. A public hearing is scheduled for 7 pm on October 24. (There will be no meeting on October 10.)

5. Twin City Construction (Drilling and Blasting Rock Specialists) – Blasting Application, Youngs Point Road, Map R-9, Lot 07-0

Tim Carrington, Joyce Love and Nate Carrington were present and described the blasting activities planned for the foundation on Lot 9. Three to five feet of ledge will be removed, small shots will be used, and a seismograph will be used to monitor vibrations. John and Donna Menghini who had submitted a letter outlining their concerns regarding the effect of the vibrations would have on their water supply were present and discussed their concerns with the applicant. The applicant said a pre-blast survey would be conducted and water of neighboring properties would be tested both pre- and post-blasting. Jim Kochan, also a neighbor, asked if there would be testing outside the 1000-ft blast site and was assured his property was within the notification area.

Olson said under Section 10.5.2.4, the precise location of the proposed blast site is required, either drawn on the existing survey or using a cell phone to get the latitude and longitude. Al Cohen said he recommended the firm as being very professional. Deb Pooler moved to accept the application as complete pending the receipt the precise location. Vote 7-0-0.

6. Other Business – none

7. Adjournment

Al Cohen moved to adjourn the meeting at 7:47 p.m. Vote 7-0-0.