

WISCASSET PLANNING BOARD  
MINUTES, DECEMBER 23, 2024  
7:00 P.M.  
IN PERSON AND VIA ZOOM

Present: Al Cohen, Tony Gatti, Jackie Lowell, Peter McRae, Lester Morse, Karl Olson, Deb Pooler (via zoom), Steve Wallace, and LCRPC Executive Director Emily Rabbe

Absent: Erv Deck

PUBLIC HEARING

Tucker Chevrolet – Site Plan Review

The chairman opened the public hearing at 7 p.m.

Curt Neufield, representing Tucker Chevrolet, outlined the plans for a Chevrolet dealership at 773 Bath Road. The entrance will be on Route 1 with the inventory lot on the left of the building and customer parking on the right. He described the landscape and drainage plans and is awaiting the DEP approval. The public hearing was closed at 7:07 p.m.

REGULAR MEETING

1. Call to Order

Karl Olson called the meeting to order at 7:07 p.m.

2. Approval of Minutes of December 9, 2024

Tony Gatti moved to approve the minutes of December 9, 2024. Vote 7-0-1 (McRae abstained).

3. Tucker Chevrolet – Site Plan Review for automobile dealership, 771 Bath Road

In reviewing the plans, Karl Olson noted an error in a lot number and abutter listed on the boundary survey, errors in the abutter list submitted, omission of the fact that hazardous materials are stored on the property and recommended that a letter from the applicant's bank be more specific to ensure that the project proceed as planned. Emily Rabbe presented an advisory report reviewing the site plan standards for the Tucker Chevrolet application, citing areas that needed clarification or additional information. Al Cohen moved that we consider the application complete subject to changes being made to the site plan as mentioned. Al Cohen moved to amend the motion to include setting pins at the boundaries and with all the other stipulations for the survey to be updated. Vote 8-0-0. Al Cohen moved that Karl Olson be allowed to approve the application when all stipulations have been met without holding a public meeting. Vote 8-0-0.

4. Other Business – none

5. Adjournment

Al Cohen moved to adjourn the meeting at 7:30 p.m. Vote 8-0-0.