

WISCASSET PLANNING BOARD  
MINUTES, FEBRUARY 10, 2025  
7 P.M.

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

1. Call to Order

The chair called the meeting to order at 7 p.m.

2. Approval of Minutes of December 23, 2024

Al Cohen moved to approve the minutes of December 23, 2024. Vote 9-0-0.

3. Louis Cataldo – Site Plan Review for after-the-fact addition to commercial building, 770 Bath Road, Map U18-0058

Mr. Cataldo reported that in September 2018 he had met with then Code Enforcement Officer Bruce Mullin who had reviewed and approved his application for a building permit. After construction had begun, the CEO had advised him the building permit was issued in error, and he should meet with then chair of the Planning Board Ray Soule to resolve the matter. Soule had not shown up for a scheduled meeting and never contacted Cataldo. Cataldo had finished the building and now the building is under contract with Down East Audio-Video. The buyers are requiring that the matter (lack of Planning Board approval) be resolved before the sale. Cataldo said the building is 34 feet from the property line and 57 feet from Route 1.

Mr. Cataldo was informed that the hand-drawn survey was not sufficient for the approval of his application by the board and a professional survey would be required. Al Cohen moved to find the application incomplete for the lack of a survey. Vote 9-0-0. The applicant was informed that the following items listed in the ordinance (Article VIII) must be included in the survey:

Section 6(B)(6)(e)

- 1) Article VIII, Section 6(B)(6)(d): Location map showing the boundaries of all contiguous property under the control of the owner or applicant regardless of whether all or part is being developed at this time.
- 2) Article VIII, Section 6(B)(6)(e): The name(s), registration number(s) and seal(s) of the appropriate professionals assisting with the preparation of the plan.
- 3) Article VIII, Section 6(B)(7)(b): The bearings and distances of all property lines of the property to be developed and the source of this information, prepared by a professional land surveyor as a recent boundary survey.
- 4) Article VIII, Section 6(B)(7)(c): Location and size of any existing sewer and water mains and culverts on or off the property that will serve the development.
- 5) Article VIII, Section 6(B)(7)(d): Location, names and present widths of existing streets and rights-of-way within or adjacent to the proposed development.
- 6) Article VIII, Section 6(B)(7)(e): The location, dimensions, setbacks and ground floor elevations of all existing buildings on the site.
- 7) Article VIII, Section 6(B)(7)(f): The location of buildings on abutting properties and within 100 feet of the property line of the development.
- 8) Article VIII, Section 6(B)(7)(g): The location and dimensions of existing driveways, parking and loading areas and walkways on the site.

- 9) Article VIII, Section 6(B)(7)(h): Location of intersecting roads or driveways within 250 feet of the site.
- 10) Article VIII, Section 6(B)(7)(j): Major natural features on the site and within 250 feet of the boundaries of the site, including wetlands, streams, ponds, floodplains, groundwater aquifers, significant wildlife habitats including deer wintering areas, archeological resources or other important features. The boundaries of any wetland depicted on the plans shall be delineated by an appropriate qualified professional.
- 11) Article VIII, Section 6(B)(7)(n): The location and dimensions of existing signs unless such signs are not to be used for the proposed development.
- 12) Article VIII, Section 6(B)(7)(o): The location and type of all existing exterior lighting unless such lighting is not to be used for the proposed development.
- 13) Article VIII, Section 6(B)(7)(q): The location of any floodplain as shown on the FEMA Flood Insurance Rate Maps.
- 14) Article VIII, Section 6(B)(7)(r): The location of the Shoreland Zone and the 75-foot or 100-foot Shoreland Zone setback, as appropriate.
- 15) Article VIII, Section 6(B)(8)(n): The location, type and size of all existing and proposed catch basins, storm drainage facilities, streams and watercourses.

4. Other Business – none

5. Adjournment

Al Cohen moved to adjourn the meeting at 7:22 p.m. Vote 9-0-0.