

WISCASSET PLANNING BOARD  
MINUTES, MARCH 26,

Present: Al Cohen, Tony Gatti, Jackie Lowell, Peter McRae, Karl Olson and Deb Pooler

Absent: Steve House, Lester Morse and Ray Soule

1. Call to Order

In the absence of the chairman, Secretary Jackie Lowell called the meeting to order at 7:06 p.m.

Al Cohen moved to appoint Deb Pooler as chairman pro tem. Vote 5-0-1.

2. Consideration of March 12, 2012 minutes

Al Cohen moved to accept the minutes as submitted. Vote 5-0-1.

3. Kevin Steele, Steele's Landscaping - Site Plan Review pre-application for change of use from campground to Landscaping Business, 650 Gardiner Road, Map R3, Lot 43

Kevin Steele outlined his plan to move his business to the campground location to be closer to his clientele. He will keep the cabins for utility buildings and will apply for site plan review in the future for a 60' x 80' steel building. A site walk by Al Cohen, Karl Olson and Deb Pooler was scheduled for April 3 at 4 p.m. and a public hearing will be scheduled for the next meeting.

4. Allen S. Cohen - Pre-application for Site Plan Review for new building addition for the sale of consumer fireworks, 298 Bath Road, Map U11, Lot 1D

(Al Cohen and Karl Olson recused themselves for this agenda item.) Cohen said he plans a 24' x 70', 1680-sq. ft. building for the retail sale of consumer fireworks, allowing for setbacks from the property lines. He has received approvals from the DOT, and Police and Fire Departments. Cohen said he was eligible for a waiver because the building planned is less than 2,000 sq. ft.; however, because of the nature of the use, he was not requesting one. He is not able to obtain state and federal licenses until he has town approval. He has met with the State Fire Marshal. A site walk by Peter McRae, Deb Pooler and Jackie Lowell was scheduled for 4:30 p.m. on April 3 and a public hearing was tentatively scheduled for the next meeting.

5. B2 Group, LLC - Three buildings with six condominium units, pre-application for Subdivision Review, Twin Oaks Subdivision, Map U15A, Lots 5-8, 14-24

(Karl Olson recused himself.) Olson, representing the B2 Group, said the project would combine lots for a three-building condominium in the previously approved Twin Oaks Subdivision. Hickory Drive will be shortened so that it no longer will cross the drainage swale. Twin Oaks Road will be extended to lots 13 and 25 and beyond those two lots, the access way will be a common element of the condominium. The project will need site plan review and subdivision approvals. A site walk by Al Cohen, Jackie Lowell and Deb Pooler was scheduled for April 3 at 5 p.m.

John Richards and Tony Casella, the B2 Group, are developing and selling similar condominium units in Rockport, to those planned in Wiscasset. Richards said the demographics in Rockport were similar to those in Wiscasset, and the condominium units there have been purchased generally by those in the 50-75 age group who are downsizing and by those who are looking for a second/vacation home.

6. Other Business

Town Planner Misty Gorski announced MMA workshops for planning board members, the closest of which will be in Augusta in December.

7. Adjourn

Al Cohen moved to adjourn the meeting at 7:36 p.m. Vote 6-0-0.