

WISCASSET PLANNING BOARD
MINUTES, AUGUST 20, 2012

Present: Al Cohen, Tony Gatti, Steve House, Jackie Lowell, Lester Morse, Deb Pooler and Ray Soule

Absent: Peter McRae and Karl Olson

PUBLIC HEARING

1. Site Plan Review Application for Atlantic Motorcar

Chairman Steve House opened the public hearing at 7 p.m. Bruce Howes explained his plans to expand the parking area behind the building for employee parking. There were no comments or questions.

2. The public hearing was closed at 7:01 p.m.

REGULAR MEETING

3. Call meeting to order

Chairman Steve House called the meeting to order at 7:01 p.m.

4. Consideration of August 13, 2012 minutes

Al Cohen moved to accept the minutes as presented. Vote 6-0-1.

5. Atlantic Motorcar - Site Plan Final Review of plan to exceed 10,000 sq. ft. paving requirement for employee parking area addition, 10 Oxhorn Road, Map U16, Lot 3

Town Planner Misty Gorski reported that the application had been accepted as complete at the previous meeting and the board had asked the applicant to confirm the setback of the area to be paved from the property line. Mr. Howes said that the distance from the property line would be measured on Friday, August 31. Al Cohen moved that subject to getting a letter stating that the paved area is more than 10 feet from the property line, once your work is completed at the end of the week, that we accept and approve your application. Vote 7-0-0.

6. George Green, North of the Border - Pre-application for Site Plan Review for 30' x 100' greenhouse, 605 Bath Road, Map U16, Lot 11

Mr. Green said he had purchased a 30' x 100' greenhouse, which he would like place in the same location as a smaller one previously approved by the Planning Board, but not built. No foundation will be required for the greenhouse. A site walk by Deb Pooler, Al Cohen and Tony Gatti was scheduled for Thursday, August 30 at 3 p.m.

7. Matthew Corwin & Tim Aho, Pre-application for Site Plan Review for 16' x 14' addition, 6' x 14' deck and 4' x 14' attached shed, 3 Old Bath Road, Map U9, Lot 16A

Matthew Corwin explained that the existing 14' x 14' building would be enlarged by a 16' x 14' addition, and a 16' x 14' deck in front of the service window. A 4' x 14' shed at the rear of the building is also planned. Corwin and Tim Aho plan to open a brick-oven pizza take-out shop. No changes will be made to the plumbing or electric. The building is on town water and sewer. The entrance on Old Bath Road will be used and the DOT has recommended that the entrance on Route 1 be fenced off until the entrance is covered by brush but still available for use by the Fire Department. Al Cohen moved that subject to a letter from the DOT with the approval of the Bath

Road entrance and blocking of the Route 1 entrance, the planning board waive site plan review. Vote 7-0-0. The board reviewed the development standards for this building that is in the Village 2 District. The building will have white or off-white wood siding and Corwin said he would like to have a metal roof. Al Cohen moved to accept plan as presented with traditional novelty siding and metal roof. Vote 7-0-0.

8. Review Site Plan Review Proposed Ordinance

Gorski asked for comments on the proposed Site Plan Review Ordinance that had been drafted by the Ordinance Review Committee. She explained the major changes included shortening the waiver process by taking care of it by the planning office and not requiring Planning Board review, the time frame had been shortened to one to two meetings depending on the scope of the project, the onus would be on the applicant to make sure applications were complete and pre-applications would no longer be required for smaller projects. There will be no fee for pre-applications but the fee will be required before the application is heard. It was recommended that the ordinance require notices to abutters be sent by certified mail with return receipt requested.

9. Other Business - None

10. Adjournment

Al Cohen moved at 7:29 p.m. to adjourn. Vote 7-0-0.