

WISCASSET PLANNING BOARD  
MINUTES, SEPTEMBER 10, 2018

Present: Al Cohen, Tony Gatti, Jackie Lowell, Peter McRae, Lester Morse, Karl Olson, Deb Pooler, and Ray Soule.

Absent: Larry Barnes

1. Call to Order

Chairman Ray Soule called the meeting to order at 7 p.m.

2. Approval of Minutes of August 27, 2018

Al Cohen moved to accept the minutes as amended. Vote 7-0-1 (McRae abstained)

3. Joseph Gagnon – Final subdivision application for division of subdivision lot, 47 Cushman Point Road, Map R-7, Lot 20-3

Al Cohen moved to accept the application as presented. Vote 8-0-0. The mylar was signed.

4. Christopher Juntura – Site Plan Review Application for brewery, Wood Lane, Map U-16, Lot 2A

The brewery building will be on Lot 2A. It was suggested to Mr. Labbay, representing Mr. Juntura, that the parking be moved to Lot 2A to avoid creating a subdivision with parking on a separate lot. The applicant was advised to complete the Site Plan Review application, not the Site Plan Review Application for projects under 2,500 feet, which is no longer in use. The application will need to show the location, number and size of parking spaces, the number required per table and per employee. Requested variances and standards need to be addressed in narrative form, for instance, a letter from the State to address possible historic and archaeological resources, a permit from FEMA regarding floodplain management, an entrance permit from MDOT, and an indication of wetlands on the site plan. The applicant was encouraged to read the letter attached to the application as well as the ordinance and follow instructions for completion of the application.

5. Other Business

Al Cohen stressed the need for a town planner, addressing the selectperson in the audience. He said applicants sometimes need to present applications to the board several times because there is no one to advise them on completing their applications. He said the Planning Board and ORC have a desperate need for a planner. Deb Pooler agreed that applicants need to have someone in the office to help them with their applications rather than have the board take the time to go over applications item by item which should have been done before the meeting. In the past the Planner advised the board on what was needed from the applicant. She added that the planner also looks for new businesses and grants.

Deb Pooler moved to request the Planning Board be put on the Select Board's agenda. Vote 7-0-1 (Soule abstained).

6. Adjournment

Al Cohen moved to adjourn the meeting at 7:54 p.m. Vote 8-0-0.