

WISCASSET PLANNING BOARD  
MINUTES, JUNE 24, 2019

Present: Al Cohen, Tony Gatti, Jackie Lowell, Karl Olson, Deb Pooler, Jason Putnam, and Steve Wallace

Absent: Peter McRae and Lester Morse

1. Call to Order

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

2. Approval of Minutes of June 10, 2019

Deb Pooler moved to approve the minutes as written. Vote 6-0-1 (Cohen abstained)

3. Christopher Junturo – Site Plan Review application for brewery and tap room, 568 Bath Road, Map U-15, Lot 5

Christopher Junturo presented his application for a brewery and tap room in the two commercial buildings at 568 Bath Road. Junturo said neither of the buildings is currently residential. Karl Olson advised Junturo that a full site plan application will be necessary which will include a site plan, professional survey, parking plan, erosion control plan, and modifications of the buildings, as well as all other requirements in the ordinance. In response to Olson's question, Junturo said that the buildings were not on a foundation. He was advised to check with the State Fire Marshal and the Code Enforcement Officer. Junturo was advised that when a complete application is received, the Planning Board will review it and set a date for a site walk and subsequent public hearing. Abutters must be notified seven days before the meeting at which the application is presented to the Planning Board.

4. Other Business

Chet Grover said Ames Supply plans to install an awning-type roof over the front entrance to their building on Route 1 and asked whether Planning Board approval was necessary. Karl Olson moved that the construction of the roof does not require Planning Board approval. Vote 7-0-0.

Grover also inquired about the road setback on Youngs Point Road and was advised that the setback was 10 feet from the front property line.

James Kochan submitted a memo to the Planning Board regarding off-street parking requirements for Village Waterfront and Village 1 districts – Revisions proposed to Zoning and Site Plan Review in Town Ordinances. Kochan's recommended changes include requiring all new construction and existing buildings where residential units are added to provide adequate parking either on-site or parking at alternative locations off-site within the same district. The recommended changes would also include requiring B&Bs and Airbnbs to provide one off-street parking space per rental unit. He cited the possibility of the CEI buildings providing rental units without adequate parking spaces, adding to the parking shortage in the district. Kochan was advised that the Planning Board could not initiate changes to the Wiscasset ordinances; however, Kochan's concerns will be forwarded to the Town Manager for

consideration by the selectmen who can instruct the Ordinance Review Committee to consider changes to the ordinances.

#### 5. Adjournment

Al Cohen moved to adjourn the meeting at 7:40 p.m. Vote 7-0-0.