

WISCASSET PLANNING BOARD  
MINUTES, OCTOBER 26, 2020  
WISCASSET COMMUNITY CENTER

Present: Al Cohen, Tony Gatti, Jackie Lowell, Chair Karl Olson, and Steve Wallace

Absent: Peter McRae, Lester Morse, Deb Pooler

1. Call to Order

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

2. Approval of Minutes of September 28, 2020

Tony Gatti moved to accept the minutes of September 28, 2020. Vote 4-0-1 (Cohen abstained). Karl Olson reported on two items from the last meeting: Mr. Oyster's application was denied because the Town of Wiscasset's ordinances do not allow the sale of marijuana in any form; and the fee for the Wiscasset Solar Facility will be based on two cents per square foot of the panels for a total of \$6,480.

3. Andrew Gross, Maine Tasting Center – Site Plan Review application for converting existing site and buildings to education center, 506 Old Bath Road, Map U15A, Lot 7B-1-1

Andrew Gross described the project consisting of the Discovery Center where Maine producers can sell their products, a Tasting Room which will provide beer and wine tasting and restaurant style food services, and a Learning Center for cooking classes. Al Cohen moved to accept the application as complete. Vote 5-0-0. Al Cohen moved to waive the site walk as members were familiar with the project. Vote 5-0-0. Al Cohen moved to waive the public hearing. Vote 5-0-0. Tony Gatti moved to waive the reading of the answers to the Site Plan Review Standards. Vote 5-0-0. Al Cohen moved to approve the change of use on the property to the Tasting Center. Vote 5-0-0.

4. Tom Gilbert, East Coast Woodworking – Change of Use application, 424 Bath Road, Map U-12, Lot 8

Mr. Gilbert plans to lease the former Twisted Iron building for his woodworking business. The building is in the Route 1 Commercial District, and, as there will be no change to the exterior of the building and the use will be similar to its former use, Olson questioned whether a change of use application was necessary as the proposed use is permitted in that district. Al Cohen moved to approve the change of use for East Coast Woodworking. Vote 5-0-0.

5. Linda Stetson, Request for change of use at 54-A Water Street

Ms. Stetson asked for a waiver for the change of use from commercial office to commercial retail space at 54-A Water Street. She said the new tenant is requesting of business license from the Town for a retail antique and home goods business. Al Cohen moved to waive the Change of Use application and grant the request. Vote 5-0-0.

Karl Olson said as he was involved in the next applications, he would have to recuse himself which would leave the board without a quorum. Ray Soule said the applicants had no objection to Olson's remaining on the board.

6. Clarks Point Development (Graham Blanchette) – Re-configuring of Lots 14, 15, and 16 into Lots 14 and 15 and creation of new lot 16 on River Road

(Karl Olson asked Al Cohen to chair this portion of the meeting.) Graham Blanchette explained the change in the re-configuring Lots 14, 15 and creation of a new lot 16. Tony Gatti moved to accept the application as complete. Vote 4-0-1 (Olson abstained) Because a quorum was not present, scheduling a site walk and public hearing was postponed to the November 9 meeting.

7. Clarks Point Development (Dan Colby) – Application for Lots 17, 18, 19 & 23, Ice Pond Lane, Map R-05, Lot 122

The application was incomplete, and no action was taken. Applicant was advised that applications for the next meeting are due on November 2.

8. Other Business – none

9. Adjournment

Tony Gatti moved to adjourn the meeting at 7:36 p.m. Vote 5-0-0.