

WISCASSET PLANNING BOARD  
MINUTES, MAY 22, 2023  
IN PERSON AND VIA ZOOM

Present: Al Cohen, Tony Gatti, Jackie Lowell, Peter McRae, Lester Morse, and Chair Karl Olson

Absent: Debra Pooler and Steve Wallace

At 6:30 p.m. Planning Board members met at 728 Gardiner Road, the site of the proposed subdivision.

1. Call to Order

PUBLIC HEARING

Chair Karl Olson opened the public hearing at 7 p.m. There were no questions or discussion. Al Cohen moved to close the public hearing at 7:02 p.m. Vote 6-0-0.

REGULAR MEETING

2. Approval of Minutes

Al Cohen moved to approve the minutes of April 24, 2023 as presented. Vote 6-0-0.

3. John and Alicia West – Subdivision for multi-family home, 728 Gardiner Road, Map R-3, Lot 47

Al Cohen moved to accept the application as complete. Vote 6-0-0. Planner Emily Rabbe said she had reviewed the application which complied with the standards, and she recommended approval. Al Cohen moved to approve the project. Vote 6-0-0. The application was signed by the members.

4. Louis Cataldo – Site Plan Review for Flea Market, 720 Bath Road, Map U-18, Lot 005-A

Mr. Cataldo outlined his plans for a small flea market adjacent to the Miss Wiscasset Diner on Bath Road. He said Montsweag flea market will be closed this year and he hoped to replace it in a small way. He was advised of the requirements for a site plan application such as a survey, traffic impact analysis, number of parking spaces, outside storage, etc. and the need for another meeting and a public hearing. Mr. Cataldo withdrew his application as he said an approval was needed that evening if he was to open this year. He was advised the application fee was still required.

5. Other Business

Emily Rabbe announced that a housing assessment presentation will be the subject of a meeting on Thursday, May 25 at 4:30 p.m. at the LCRPC office and a workshop on LD2003 will be held at 5:00 p.m. on June 5 at the LCRPC office.

6. Adjournment

Al Cohen moved to adjourn the meeting at 7:30 p.m. Vote 6-0-0.