

WISCASSET PLANNING BOARD
MINUTES, APRIL 8, 2024
7 P.M.
IN PERSON AND VIA ZOOM

Present: Vice Chair Al Cohen, Tony Gatti, Jackie Lowell, Peter McRae, Lester Morse, Deb Pooler (via Zoom), and Steve Wallace. LCRPC Planner Emily Rabbe (via Zoom) was also present.

Absent: Karl Olson

1. Call to Order

Al Cohen called the meeting to order at 7 p.m.

2. Approval of Minutes

Debra Pooler moved to approve the minutes of March 11, 2024. Vote 7-0-0.

3. Seafoam – Site Plan Review for cannabis retail establishment, 493 Gardiner Road, Map R-3, Lot 85A

Richard Petron plans to open a medical caregiver cannabis retail establishment in a portion of the pre-existing building at 493 Gardiner Road. Petron said notices have been sent to abutters and he submitted the receipts. No landscaping or changes to the site are anticipated. In response to Emily Rabbe's question, Petron said there are no other businesses in the building, although there is a bait shop on the property. Rabbe submitted the applicant's waiver requests; she said because there will be only interior renovations, items on the waiver request are not necessary. Jackie Lowell moved to grant the waivers. Vote 7-0-0. Tony Gatti moved to send the application to Rabbe for de minimis approval. Vote 7-0-0.

4. Wiscasset Ford. 378 Bath Road, Site Plan Review for proposed addition and parking lot improvements, Map U-12, Lots 3, 4a, 6, 7 and 8a

Consultant Andy Johnson described the project as the construction of a 1930 sq. ft. addition, new entrance and service canopies to the existing building, interior renovations, and associated site improvements. He said that all improvements will be within the existing developed area of the site so there will be no drainage problem. Plans are to begin construction in May. A public hearing was scheduled for April 22, 2024. Tony Gatti moved to schedule a site walk on April 22 at 4:30 p.m. Vote 7-0-0.

5. Other Business – none

6. Adjournment

Al Cohen moved to adjourn the meeting at 7:22 p.m. Vote 7-0-0.