

WISCASSET PLANNING BOARD
MINUTES, JUNE 10, 2024
7:00 P.M.
IN PERSON AND VIA ZOOM

Present: Al Cohen, Erv Deck, Tony Gatti, Jackie Lowell, Peter McRae, Lester Morse, Chair
Karl Olson, Deb Pooler (via zoom), Steve Wallace and LCRPC planner Emily Rabbe

1. Call to Order

The chair called the meeting to order at 7:00 p.m.

2. Approval of Minutes

Jackie Lowell moved to approve the minutes of May 13, 2024. Vote 6-0-3 (Lowell, Morse and Wallace abstained).

3. Garage Door and More Company, Inc., Site Plan Review for commercial establishment, 407 Bath Road (Rte.1), Map U-13, Lot 1- Findings of Fact

Emily Rabbe had reviewed the application and presented the findings of fact, most of which were not applicable. Based on her findings of fact and conclusions, and the plans and supporting information submitted, the planner approved the Site Plan Application of Garage Door and More Company, Inc. for the property situate 407 Bath Road, Wiscasset (Tax Map No. U-13, Lot 1). Al Cohen moved to approve it as presented by Emily (Rabbe). Vote 9-0-0.

4. Liberty Pizza, Site Plan Review for Pizza Restaurant at 493 Gardiner Road, Map R-3, Lot 85A

Richard Petron said he plans a small take-out pizza restaurant in a building shared by his previously approved medical cannabis store. There will be no seating, although there may be a few picnic tables on the property.

Emily Rabbe submitted a completeness determination for the application of Richard Petron for a take-out only eatery to be located within a portion of the preexisting building at 493 Gardiner Road in which he plans a previously approved medical cannabis dispensary. She noted that no further businesses will be allowed on the two-acre lot, as the rural district requirements limit one business per acre. She recommended that the applicant expand upon his technical capacity, which Mr. Petron provided. The space proposed for the pizza take-out in the building is approximately 10'x 33' and will contain an oven, cooler, storage closets, counter and register along with a dishwasher sink and handwash sink. The applicant has requested a waiver of the requirement for a recent site survey and accompanying information since the application is for a change of use and only minor interior changes are planned. The list of articles for which waiver requests were made was attached to the completeness determination. Tony Gatti moved to approve the waiver of a survey. Vote 9-0-0. Karl Olson moved to send the application to Emily Rabbe for review. Vote 9-0-0.

5. Other Business

Karl Olson noted that he will be recusing himself from consideration of an application at the next meeting.

6. Adjournment

Al Cohen moved to adjourn the meeting at 7:11 p.m. Vote 9-0-0.