

WISCASSET PLANNING BOARD  
MINUTES, OCTOBER 28, 2024  
7 P.M.  
IN PERSON AND VIA ZOOM

Present: Al Cohen, Erv Deck, Tony Gatti, Jackie Lowell, Peter McRae, Lester Morse, Chair  
Karl Olson, and Debra Pooler and contract planner Emily Rabbe

Absent: Steve Wallace

1. Call to Order

The meeting was called to order at 7 p.m. by the chairman

2. Approval of Minutes

Debra Pooler moved to approve the minutes of September 23, 2024. Vote 6-0-3 (Cohen, Deck and Lowell abstained.)

3. Sunset Ridge Subdivision – Pre-application for subdivision, Red Oak Drive

Greg Shinberg, representing the owners, said the subdivision had been approved four years ago. Two foundations had been completed. The owners want to complete the subdivision as originally planned, with ten lots and a green space. Because there has been a substantial start to the project, the completion of the project will need the approval of the Code Enforcement Officer. However, since the passing of LD2003, Shinberg said the subject of building affordable housing on some of the lots has been discussed. If the owners of the subdivision are interested in building affordable housing, a new application will be necessary for the increase in density.

4. Jar Cannabis – Site Plan Review, 564 Bath Road, Unit 1

Co-owner Joel Pepin presented plans for an adult use cannabis retail store at 564 Bath Road. The cannabis store will occupy 1400 square feet of the building, and the remainder of the space will be rented. There will be no exterior changes to the building. Construction will take place over the winter with the opening of the store in the spring. Pepin said his company currently operates eight stores. An ADA restroom will be added as well as security lights. Because no exterior changes are planned, Mr. Pepin requested waivers of the survey/site plan and accompanying information. Tony Gatti moved to grant the waivers. Vote 8-0-0. Tony Gatti moved to find the application complete and to send the application to the planner for review. Vote 8-0-0.

5. Charm Tai – Site Plan Review for restaurant

Steven Heald said his family had many years of experience in Thai cooking and he plans to operate the Thai restaurant for many years. In addition to Thai food, local seafood and other American food will be offered. The interior of the 40-seat restaurant will feature a new kitchen and new furniture. Emily Rabbe reported that the application lacked a copy of the deed. There was extensive discussion of the proposed use of the property and current tenants. Al Cohen moved to ~~approve the restaurant deem the application complete~~ subject to an updated survey showing ~~three~~ four grandfathered uses on 2.08 acres (~~kayak business, antique store, mobile~~

home, and apartment). Vote 8-0-0. Karl Olson moved to pass the application for ~~approval review~~ to Emily Rabbe. Vote 8-0-0.

6. Update on Mason Station Redevelopment Company

Karl Olson updated the board on the work being undertaken at the Mason Station site by the Mason Station Redevelopment Company. A fence has been installed and the brush on the property has been cleaned up. No trees will be cut. Because of the zoning of the property, utilities will be underground.

7. Other Business

8. Adjournment

At 8:02 p.m., Al Cohen moved to adjourn the meeting. Vote 8-0-0.