

WISCASSET PLANNING BOARD  
MINUTES, NOVEMBER 25, 2024  
7 P.M.  
IN PERSON AND VIA ZOOM

Present: Al Cohen, Tony Gatti, Jackie Lowell, Peter McRae, Chair Karl Olson, and Steve Wallace and LCRPC Planner Emily Rabbe -

Absent: Erv Deck, Lester Morse and Deb Pooler

1. Call to Order

Karl Olson called the meeting to order at 7 p.m.

2. Approval of Minutes

Al Cohen moved to approve the minutes of October 28, 2024 meeting.  
Vote 6-0-0.

3. Jar Cannibus Company – Findings of Fact/Decision – Site Plan Review, 564 Bath Road, Unit 1

Emily Rabbe presented the Findings of Fact/Decision and supplemental plan materials for the Jar Cannabis Company. Al Cohen moved: Based on the findings of fact and conclusions, and the plans and supporting information submitted, the Planning Board approves the Site Plan Application of JAR Cannabis Co. for the property situate 564 Bath Road, Unit 1, Wiscasset (Tax Map No. U15-115=A). Vote 6-0-0.

4. Wiscasset Yacht Club – Determination whether Shoreland Zone permit is needed

Emily Rabbe reported that the Wiscasset Yacht Club had submitted an application to determine whether Shoreland Zone approval is required for the work it is contemplating. The Yacht Club plans to repair riprap around its property, some of which had been pulled out during the January storms, put stones back to their original elevation before the storm, add some soil at the top and replace with low-growing salt-tolerant shrubs. The work will be done within the same footprint of the original riprap. Rabbe reported that the U.S.Army Corps of Engineers had advised that no permit from the

ACOE is required. Al Cohen moved to have Emily Rabbe review the project. Vote 6-0-0.

#### 5. Tucker Chevrolet – Site Plan Review for Chevrolet Dealership, 771 Bath Road,

Curt Neufeld said that the proposed dealership will be located on Route 1, the house will be demolished and the new entrance will be located with the best sight distance. Parking will be in front and there will be two charging stations.

The application contained a grading plan, erosion control measures, landscape plan, and revegetation plan. The application fee had been paid. It was noted that the abutters had not been notified of the meeting. Emily Rabbe noted in her completeness determination that the applicant had not submitted an indication of the direction of the water flow, schedule of construction, a signature block and approval of the Water and Sewer Department. Curt Newfield provided updated plans at the meeting that provided these missing elements and emails from the Sewer and Water Departments. Al Cohen moved to find the application complete. Vote 6-0-0. A public hearing will be held on December 9, 2024; applicant will send notices to abutters. A site walk by Al Cohen, Karl Olson and Tony Gatti will take place on December 2 at 3:00 p.m.

#### 6. Charm Tai – Findings of Fact

Emily Rabbe reported that she had not received the survey plan. Norm Sherman reported that the survey (which is needed to determine the number of uses on the property) is not complete. She had emailed both Rob Lalli (Wiscasset Sewer Department) and Chris Cossette (Wiscasset Water and Sewer Department) and learned there would be no connection fee, but an impact fee would be imposed based on seating and employees.

Steven Heald reported on the progress being made on the 40-seat restaurant. Ninety-nine percent of the kitchen is complete; fans installed are more than adequate, there is no problem with plumbing, the Fire Marshal found no discrepancies, and the parking lot is finished.

Al Cohen moved that the board allow Emily Rabbe to approve (with the chair's signature) so the applicant can go ahead. Vote 5-0-1

6. Other Business – none

7. Adjournment

Al Cohen moved to adjourn at 7:33. Vote 6-0-0.