

WISCASSET PLANNING BOARD
MINUTES, JUNE 13, 2022

Present: Tony Gatti, Jackie Lowell, Peter McRae, Lester Morse, Chair Karl Olson, and Deb Pooler, and Planner Emily Rabbe

Absent: Al Cohen and Steve Wallace

PUBLIC HEARING

Martin and Libby Farmer = Application for dock, Bog Road, Map R-4, Lot 3

John McLaren said the applicant had no access to the pond through McLaren's property and that the town tax map was wrong. He had not been notified that the applicant wanted access to the pond through his property. The only survey submitted was dated 1979; a recent survey was not submitted. Karl Olson said the Planning Board does not make any determination on who owns what; they can only go by the survey submitted which they would consider proof of ownership.

REGULAR MEETING

1. Call to Order

2. Approval of Minutes

Deb Pooler moved to approve the minutes of May 23, 2022. Vote 4-0-2.

3. Martin and Libby Farmer – Application for dock, Bog Road, Map R-4, Lot 3

Those who went on the site walk saw no problem. Emily Rabbe said the only question she had was whether the 6-foot width maximum should also be applied to the proposed platform. Peter McRae moved that the 6-foot width requirement does not apply to the dock. Vote 6-0-0. Deb Pooler moved to find the application complete. Vote 6-0-0. Peter McRae moved to approve the application as submitted. Vote 6-0-0.

4. Ames True Value – Site Plan Review for expansion, 447 Bath Road, Map U-14, Lot 006.

James Lowry said the application is for the expansion of the 11.5-acre site on Route 1 for the outdoor storage of equipment. No expansion of the existing building is planned. The storm water basin will be replaced with an underground retention system. A retaining wall will be built to minimize the impact.

Emily Rabbe said she had reviewed the application and had the following comments: The Planning Board should decide whether the plan should be updated to show the dimensions and setbacks, to determine whether the proposed site plan should be updated to dimension the setbacks and buffers of the proposed site improvements or if the dimensions described in the narrative were sufficient; the site plan should be updated to show the location and number of proposed parking stalls; the applicant should inform the Board of the anticipated construction end date; the applicant should provide information to the Planning Board on what is anticipated to be stored in the proposed gravel storage area; and the board should decide whether a letter from the Wiscasset Water District is still needed

given that the demand is not increasing. Karl Olson noted that a boundary survey had not been submitted.

Lowry said parking stalls had not been shown because the intent is not to add more parking spaces.

The planner's comments were reviewed and concurred with. The applicant will respond to the planner's comments in writing. The board saw no need for a letter from the Wiscasset Water District. A site walk by Tony Gatti, Peter McRae and Lester Morse was scheduled for June 23 and 5 p.m. A public hearing will be scheduled for July 11.

Abutters on Cheney and Pinewood Drives behind Ames True Value expressed concerns about traffic and additional parking in the expanded area with only a ten-foot setback, citing vehicle lights shining into their property, the possibility that the expanded area would be opened to the street behind the project causing traffic problems, possible flooding from the Ames property into the neighboring properties, and the effect on their property values.

The abutters were advised that any change in use from storage to parking would need a new planning board application, lighting will be directed downward or shielded, there will be no change in the drainage, there is a 10-foot to 50-foot setback from the property line, and the storage area would be open from 7 a.m. to 7 p.m. Monday through Saturday. Construction is slated to begin late 2022 or in the spring.

5. Other Business

Karl Olson asked Emily Rabbe to determine whether P. L. 672 would affect the town's zoning.

6. Adjournment

Deb Pooler moved to adjourn the meeting at 7:50 p.m. Vote 6-0-0.