

WISCASSET PLANNING BOARD
MINUTES, OCTOBER 24, 2022
IN PERSON AND VIA ZOOM

Present: Al Cohen, Tony Gatti, Jackie Lowell, Lester Morse, Chair Karl Olson, and Deb Pooler

Absent: Peter McRae and Steve Wallace

PUBLIC HEARING

Knickerbocker Group – Site Plan Review application for change of use, 518 Gardiner Road, Map R-3, Lot 33C

Julien Jalbert described the future use of the building as a fabrication facility to manufacture small scale modular homes and storage. There were no questions or discussion.

REGULAR MEETING

1. Call to Order

Chair Karl Olson called the meeting to order at 7:06 p.m.

2. Approval of Minutes

Tony Gatti moved to approve the minutes of the September 26, 2022 meeting. Vote 6-0-0.

3. Knickerbocker Group – Site Plan Review application for change of use, 518 Gardiner Road, Map R-3, Lot 33C

(Al Cohen recused himself from discussion or action on the application.) Deb Pooler, who participated in the site walk, said she was excited about the project and pleased that it would provide jobs and affordable housing. She welcomed the project. The applicant had requested a waiver for an updated site survey, saying the new use of manufacturing and storage would not affect the footprint of the property or any other conditions of the property that would warrant the need for a new survey. Deb Pooler moved to accept the waiver request. Vote 5-0-0. Deb Pooler moved to find the application complete. Vote 5-0-0. Deb Pooler moved to approve the application. Vote 5-0-0.

4. Lester Morse – Change in Subdivision plan, 488 Gardiner Road, Map R-3, Lot 33-1

Lester Morse submitted an application to amend his subdivision on the west side of Gardiner Road and requested approval to divide Lot 1A into two lots. He asked that previously submitted materials which are on file with the town be attached by reference and requested a waiver from resubmitting all that information again. Jackie Lowell moved to find the application complete. Vote 4-0-0. (Morse and Olson recused themselves.) Deb Pooler moved to forgo a site walk and public hearing and approve the request to amend the subdivision plan dividing Lot 1A into Lots 1A and 1B. Vote 4-0-0.

5. Other Business

The Planning Board will hold a public hearing on the proposed cannabis ordinances and several other minor ordinance changes on November 14.

Karl Olson notified the board of a state joint workshop on [L.D. 2003](#), "*An Act to Implement Recommendations of the Commission to Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions*" on Thursday, November 17, 2022 at 5:00PM at the Waldoboro Town Office and by Zoom. If board members wish to participate, they should notify Emily Rabbe by November 14.

6. Adjournment

Al Cohen moved to adjourn the meeting at 7:20 p.m. Vote 6-0-0.