

WISCASSET PLANNING BOARD  
MINUTES, JULY 9, 2018

Present: Tony Gatti, Jackie Lowell, Peter McRae, Lester Morse, Karl Olson, Deb Pooler, and Ray Soule

Absent: Larry Barnes, Al Cohen

PUBLIC HEARING

Chairman Ray Soule opened the public hearing at 7 p.m. Christopher Juntera explained the plans for a 2400 sq. ft. building to house a brewery. Well and septic system are planned and public water and sewer will be used only if needed. The public hearing was closed at 7:02 p.m.

REGULAR MEETING

1. Call to Order

Chairman Soule called the meeting to order at 7:03 p.m.

2. Approval of minutes of May 14, 2018

Tony Gatti moved to approve the minutes as presented. Vote 6-0-1 (Pooler abstained)

3. Christopher Juntura, Site Plan Review Application for brewery, Wood Lane, Map U-15, Lot 2B

Tony Gatti, Peter McRae and Ray Soule had visited the building site on May 15. Juntura explained the layout of the project, the brewery on Lot 2A, the 15 parking spaces and the walk to the brewery and bar on Lot 2B. The brewery building is divided into the brewery and taproom which will include a tasting space. Two bathrooms are planned which will be on town sewer. The building is 60 x 45 and will have indoor cold storage and a fermentation area. The former apartment building will be a drying facility. In response to Karl Olson's question, Juntura said he understood there were no impediments to DEP approval and he has an appointment in August. A subdivision modification is necessary to divide Lot 2B into a separate lot for parking.

Ray Soule noted the delay in the board's consideration of the application because the application had been put in the wrong mail box. Additional paperwork will be necessary to separate off the lot where parking will be located. Tony Gatti moved to eliminate the parking lot for tonight and go with 2A. Vote 4-3-0 (Lowell, McRae and Olson opposed). No mylar was available, as Mr. Juntura had been unable to contact his surveyor, and it will be necessary to schedule a special meeting in order to sign the mylar. Seven days' notice will be required for the meeting.

4. Other Business

James Kochan, a local business and property owner, spoke on the parking changes planned by the MDOT for the Route 1 project. He cited the multi-unit building on Water Street where only two spaces are planned for tenants. He said there is nothing in the ordinance to require owners to provide parking

and there will be a shortage of parking spaces when parking is removed from Route 1. He described the current parking plan. He recommended a parking study group be formed to address the situation.

In response to Tony Gatti's question, Ray Soule said the work at Atlantic Motors did not need Planning Board approval because less than 2000 sq. ft. is being disturbed.

#### 5. Adjournment

Deb Pooler moved to adjourn the meeting at 7:30 p.m. Vote 7-0-0.