

WISCASSET PLANNING BOARD  
MINUTES, APRIL 10, 2023  
7 P.M.  
IN PERSON AND VIA ZOOM

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

Absent: Debra Pooler

1. Call to Order

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

2. Approval of Minutes of March 27, 2023

Al Cohen moved to approve the minutes of March 27, 2023, as written. Vote 7-0-0.

3. Genoa Healthcare – Site Plan Review for Change of Use (pharmacy), 35 Water Street, Map U-1, Lot 67

Matthew Winch, representing Genoa Healthcare, submitted a site plan review application for change of use, adding a pharmacy to the property at 35 Water Street adjacent to the existing healthcare clinic. The proposed pharmacy would have an entrance into the medical practice as well as a separate entrance which would provide the ability to serve the public, although that is not planned at this time. He described the available parking allotted to the practice and the availability of public parking nearby.

Karl Olson asked that the survey be stricken from the file as it is copyrighted material that cannot be used for the purpose of a site plan application. The Board voted to waive the requirement of a recent survey as the proposed project is for interior changes only. Emily Rabbe presented a list of documents which will be required unless waived by the Planning Board. A copy of the deed will be required, as well. The list of documents required was discussed and it was the consensus of the board to waive the following requirements of the site plan application: 6c, 6d, 6e, 7b, 7c, 7d, 7e, 7f, 7g, 7h, 7i, 7j, 7k, 7l, 7m, 7n, 7o, 7p, 7q, 7r, 8a, 8b, 8c, 8d, 8e, 8f, 8g, 8i, 8m, 8n, 8o, 8q, 8r, 8s, 8u, 8v, 8w, 8x, 8y, 8z, 8aa, 8bb, 8cc, 8ee, 8ff, 8gg, 8hh, 8ii, 8jj

The application was considered de minimis. Tony Gatti moved to let Emily (Rabbe, County Planner) handle it. Vote 7-0-0.

4. John and Alicia West – Subdivision application for multi-family home, 728 Gardiner Road, Map R-3, Lot 47

John West submitted his application for a two-story house with a daylight basement containing three apartments. County Planner Emily Rabbe had reviewed the application and found that the following documents or information will be needed to complete the application: the current owner, acreage, zoning district, setbacks, dimensions of foundation, number of units, proposed septic field and utilities, statement on wetlands, contours on plan, sewer disposal system on plan, erosion control procedures on plan, easement for utility pole, current boundary survey, FEMA FIRM information on map, confirmation regarding significant resources, wildlife, wintering areas, etc., and statement on plan indicating any

changes on the plan will require Planning Board approval as an amendment as well as a statement indicating the subdivision road will remain private. A drawing of the subdivision road will be required showing width, surface materials, and a cross-section. The requirement for HE2004 to be printed on the plan was waived. Karl Olson moved to accept the well-drillers statement. Vote 7-0-0.

The applicant was advised that the board would not grant provisional approval for construction to begin. He was also advised that abutters 250 feet from all corners of the property must be notified of the meeting when the full application is considered. If the application is found to be complete at the next meeting, a site walk and public hearing will be scheduled.

#### 5. Other Business

Tonya Hammond asked about the procedure the town would follow relative to the Amistad plans for housing at the St. Philip's Church property if a change in the town ordinances was necessary. She was advised that if an ordinance change was necessary, the matter would be handled by the Ordinance Review upon request of the selectboard, and a public hearing would be held by the Planning Board before the revision was voted on by the townspeople. In response to her question regarding LD2003, she was advised that Emily Rabbe will be discussing LD2003 with the Ordinance Review Committee.

Peter Wells noted a footnote error in the land use matrix.

#### 6. Adjournment

Al Cohen moved to adjourn the meeting at 8:09 p.m. Vote 7-0-0.