

**DRAFT**

WISCASSET PLANNING BOARD  
MINUTES, SEPTEMBER 12, 2022

Present: Al Cohen, Tony Gatti, Jackie Lowell, Peter McRae, Lester Morse, Deb Pooler

Absent: Karl Olson and Steve Wallace

1. Call to Order

Vice Chair Al Cohen called the meeting to order at 7:04 p.m.

PUBLIC HEARING

Eric Duby, Optimus Construction Management, Wiscasset Elder Care Facility – Site Plan Review, 146 Gardiner Road, Map R-6, Lot 8

Eric Duby summarized the plans for an elder care facility on the site of the former primary school. The existing school will be part of the facility together with a three-story addition. He described the entrances, parking, a loop road surrounding the property, interior courtyard, loading area, and building-mounted lights. The existing stormwater system will be retained. In response to questions, Duby said the existing drainpipes will be retained, and the height of the three-story building is 35 feet.

The public hearing closed at 7:14 p.m.

REGULAR MEETING

2. Election of Chairman

Tony Gatti nominated Karl Olson as chairman. Vote 6-0-0.

3. Approval of Minutes

Lester Morse moved to approve the minutes of August 22, 2022. Vote 4-0-2 (Gatti and Pooler abstained).

4. Eric Duby, Optimus Construction Management, Wiscasset Elder Care Facility – Site Plan Review, 146 Gardiner Road, Map R-6, Lot 8

Cohen said the applicant had responded to the requirements in the Site Plan Review Ordinance. In response to a question Eric Duby said the pumping system may need to be updated and he had been working with Wastewater Treatment Plant Manager Rob Lalli and the Town Manager on the matter. Al Cohen asked if they would be willing to pay for a new pump station. Fred Mielke said all the pump stations needed updating, and although they usually don't pay a sewer connection fee, if the town requires it, they would be willing to pay an extra fee such as \$100,000 or \$200,000. Al Cohen moved to approve the application subject to having a resolution to the sewer connection problem and cost. Vote 6-0-0.

5. J V Properties, LLC – Site Plan Review application for Napa Auto Parts expansion, 693 Bath Road, Map U=17, Lot 04A

Vern Brewer said the 40' x 90' expansion planned would replace the Conex boxes and be used as a warehouse for chemicals and auto parts. He said no water or sewer connection will be needed and there will be no customer access. The roof line will remain the same. Al Cohen reported on the site walk, commenting that there will be no drainage problem as the addition will cover the asphalt area so there will be no change in the impervious surface. A public hearing will be scheduled for September 26.

6. Other Business – none

7. Adjournment

Tony Gatti moved to adjourn the meeting at 7:37 p.m. Vote 6-0-0.