

WISCASSET PLANNING BOARD  
AGENDA, DECEMBER 11, 2023  
7 P.M.  
IN PERSON AND VIA ZOOM

1. Call to Order

PUBLIC HEARINGS

The following seven changes to the Ordinances are made to comply with LD2003:

- Article II Building Laws (lot size and setback requirements),
- Article II Building Laws (Affordable Housing Development Density Bonus),
- Article VI Zoning (Development standards for accessory dwelling units),
- Article VI Zoning (Dwelling unit Allowance),
- Article VI Zoning (Summary of Permitted Uses),
- Article IX Business License (Regulations, Licenses, Permits) and
- Glossary (updated to incorporate definitions from LD2003).

The following changes are clarifications of the Solar Energy Conversion System ordinance:

- Article X Section 16 Solar Energy Conversion System (clarification of systems covered),
- Section 16.6 (updating the land use matrix), and
- Clarification of Systems covered by Article X Section 16.6.1(a) to require a building permit.

REGULAR MEETING

2. Approval of Minutes of November 27, 2023

3. Mad Hatter/Sea Grass LLC – Expansion of use for medical cannabis retail establishment, 291 Bath Road, Map U11-019 – De minimis findings of fact

4. Aekier Brewing – Site Plan Review application for brew pub, 111 Main Street, Map U01-033 - De minimis findings of fact

5. Approval to forward ordinance changes to the selectboard.

6. Other Business

7. Adjournment