



Office of Planning & Codes

Wiscasset Ordinance Review Committee Meeting Notes April 9, 2007

Members Present: Pat Barnes, Doc Schilke, Joe Piccirillo, Karl Olson, Jill Lorom, Larry Lomison, Jeffrey Hinderliter (Town Planner).

Guests: Peter Arnold (Chewonki Foundation).

1. Meeting Opens at 5:40 PM.
2. March 26, 2007 Meeting Notes Approved.
3. Items Discussed: Small Wind Energy Systems Ordinance (Draft 5).
4. Jeffrey opens meeting by explaining the material in the packet. The packet included two separate packets of documents. One packet included documents associated with the 4/23/07 public hearing and could not be changed. A second packet included working drafts of the ordinances. The working drafts could be changed for the purpose of preparing final drafts but could any changes can not be represented at the 4/23/07 public hearing.
5. Small Wind Ordinance. The following was discussed in regards to the Small Wind Energy Conversion Systems Ordinance.
 - Peter Explains his comments in the handout titled "Pathways to a Sustainable Future." The handout includes comments from several wind affiliated organizations that are primarily associated with ice throw and noise. As for noise, the proposed ordinance and handout comments are pretty much in agreement. The handout indicates that ice throw is not a problem. Peter indicates that the noise related sections of the ordinance are not a problem but the ice throw standards are.
 - ORC discusses ice throw.
 - Ice generally sheds, it doesn't throw. If ice becomes too heavy, the turbine will not work.
 - Peter's concerned about costs and time that could be associated with the ice throw engineering study.
 - Jeffrey indicates that of all the material he reviewed in preparation of this ordinance, approximately 10% of the material raised concerns or applied standards associated with ice throw.
 - Jeffrey indicates we may not encounter Ice throw impacts on Chewonki's land because of the amount of land, but the small wind energy systems ordinance allows these types

of systems in the Rural Zoning District and a majority of town is located within this district and there are a variety of lot sizes and diverse land uses. So, there is the potential for impacts such as ice throw in more densely developed areas. The ordinance includes waiver/modification standards and if an applicant for a small wind energy system feels that a particular standard is not applicable they can request a waiver/modification.

- ORC questions why other municipalities decided to include ice throw standards within their ordinances. ORC asks Jeffrey to contact the other municipalities and ask them why ice throw standards are necessary.
- Peter hands out Harwich, MA wind ordinance and indicates that he likes the preamble. ORC reviews the ordinance.
- 9.7.9 and 9.7.10: Both standards appear to same the same thing. ORC decided to delete 9.7.9.
- 9.9.2: Discussion of setbacks including habitable and non-habitable structures. Why are there different distances? Should we have one distance for both structures? Need to review setbacks and insure you cannot build a habitable or non-habitable structure within the setback area after the tower is built. Should we include a standard for easements for those applicants who seek a setback reduction?
- **Recommendations:** Adjust ordinance as recommended and continue review at next meeting.

6. Meeting adjourned at 7:00 PM.