



Office of Planning & Codes

Wiscasset Ordinance Review Committee Meeting Notes July 14, 2008

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

1. Meeting Opens at 5:40 PM.
2. June 23, 2008 meeting minutes approved
3. Note: Jeffrey brought pizza and ice tea
4. Agenda items discussed: Future Land Use Ordinance, Historic Preservation Ordinance
5. Future Land Use Ordinance. ORC continues its review and discussion of the future land use ordinance land use classification chart. Review included the determination of what is and is not permissible and who is responsible for reviewing land development proposals (i.e., code officer, planning board) for the proposed Route 1 Commercial District. ORC continue to discuss what land uses they believe are compatible with the purpose and suggested uses of the RIC District. Most of the more intense industrial, warehousing and manufacturing uses are not permissible. Most of the permitted land uses in the RIC District will require Planning Board review. ORC completes its work on the RIC District.

ORC decides to begin its discussion on the Planned Development District. Discussion includes what the purpose of the PD District is. Jeffrey said that it was his belief that development within the PD District must consider the existing and future land uses for the entire district. In other words, this district should identify potential uses even if they are not proposed at the time another development proposal is before the board- the entire district should be prepared like a master plan community. Jeffrey showed the members a plan created by Brian Kent and said that if you review this plan you will get a better idea of what the vision for this district. ORC discuss the difference between the Zoning PD District and the definition of Planned Residential District. The ORC will continue to work on the future land use classification chart.
6. Other Business.
7. Adjourn: 6:55 pm.