



Office of Planning & Codes

Wiscasset Ordinance Review Committee Meeting Notes February 26, 2007

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

1. Meeting Opens at 5:38 PM.
2. January 29, 2007 Meeting Notes Approved.
3. Items Discussed: Coastal Waters Ordinance (Draft 4 – 2/26/07) and Small Wind Energy Systems Ordinance (Draft 3)
4. Coastal Waters Ordinance. The following Coastal Waters Ordinance standards were discussed.
 - 2 (f): How was the \$500 profit determined? There was no real analysis that developed this number. It was thought that some profit must be established in order to establish, including the licenses and permits, that the mooring applicant is a commercial fisherman.
 - 2 (w): Add “for the purposes of this ordinance.”
 - 5.15: The last paragraph needs some adjustment to clear it up. Recommended language change “...vessel, and in addition, shall charge \$100 for punitive damages for such violations or refusal to cooperate to be paid by the master...” or list (e.g., 1, 2, etc) each of the charge/fine standards within the paragraph.
 - 5.20: Place 30-day time limit on reporting change in residency status.
 - Definition of a Person. What is a “natural” person? Dislike the use of person within the definition of person.
 - 5.1: Still question the legality of this standard. Specifically, recreational permits should be allowed to transfer to immediate family.
 - **RECOMMENDATIONS:** Prepare final draft for the next ORC meeting.
5. Small Wind Energy Conversion Systems. Jeffrey opens discussion and asks Peter Arnold to discuss his thoughts concerning the proposed ordinance.
 - Total Height definition: The total height should not include the turbine blades.
 - 9.7.5: Is all of the requirements for the site plan necessary? What info is useful to the Planning Board? ORC discusses the requirements and are in the opinion that the requirements are useful. A reference to the Site Plan Review Ordinance, Site Plan requirements should be included.

- 9.7.6: Peter asks for clarification of the intent of this standard. ORC explains and states this information should be included with the tower manufacturer specifications.
- 9.7.7: Peter asks for clarification with this standard. It's to make sure the components are compatible and the system is safe.
- 9.7.8: Peter asks about the usefulness of a visual analysis and the costs associated with producing one. The ORC discusses this standard.
- 9.7.11: Peter and the ORC discuss ice throw and if this is standard that should be included with this ordinance. It was thought that this information may be included with the tower manufacturer's specifications. It was recommended to keep this standard but delete "Maine Professional."
- 9.9.1: Peter discusses that his research represents that 1 acre is enough land. The ORC discusses this issue. It is thought that 1 acre is ok as long as the system is safe.
- 9.9.2: Tower setback from habitable structures was discussed. Peter believes that 1.1 times the total height should be enough.
- 9.10.2: Peter states that 100 kilowatts is acceptable maximum for a grid tied system. The ORC seems to feel comfortable increasing the kilowatts from 50 to 100.
- 9.10.3 and 9.10.4: Peter states that he feels both standards are too subjective. He asks what the purpose is to painting the tower and blades and what is the purpose of a visual impact study? Would a site walk represent conformance for the visual impact study? The ORC discusses Peter's comment and the intent of these standards. The ORC feels they should remain.
- 9.10.9: Peter states that his research indicates that security is not a problem with wind towers. He asks if this standard is necessary.
- 9.10.16: Peter and ORC discuss the noise standard. Peter questions the need to have both pre and post engineering studies done. Post studies should be performed only if a neighbor complains about the noise.
- **RECOMMENDATIONS:** Discuss Peters comments and continue our review of Draft 3 at our next meeting.

6. Adjourn: 7:45 PM