



Office of Planning & Codes

Wiscasset Ordinance Review Committee Meeting Notes April 23, 2007

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

Guests: Peter Arnold (Chewonki Foundation).

1. Meeting Opens at 5:35 PM.
2. April 9, 2007 Meeting Notes Approved.
3. Items Discussed: Small Wind Energy Systems Ordinance (Draft 6).
4. Jeffrey opens meeting and states that Joe Piccirillo has resigned from the ORC
5. Small Wind Ordinance. The following was discussed in regards to the Small Wind Energy Conversion Systems Ordinance.
 - Jeffrey explains the changes in Draft 6 of the Small Wind Energy Conversions Ordinance. He also explains what he believes the primary questions are ice throw, setbacks, and habitable/non-habitable structures, as mentioned within his memo included within the April 23 packet.
 - ORC discusses ice throw. Should we keep the ice throw standard or include within the setback? ORC believes we should include within the setback. The engineer reference should be deleted. Jeffrey hands out some details, produced by the National Wind Coordinating Committee, on ice throw. ORC discusses the handout.
 - Setbacks- should we revise the current setbacks to include setback distances to property boundary's and habitable structures? It would appear setback distances to property lines will protect buildings on abutting property. As for habitable and non-habitable structures, we should include one setback for those structures that are occupied on a continuous basis. Owner's of property where a small wind system will be located will assume risk for potential impacts to non-habitable structures (e.g., sheds, fences, decks).
 - Peter Arnold discusses existing towers within the surrounding area and they are safe. Peter's research found there is a wide range of setbacks. He believes the setback distance should be revised to 1.1 x the tower height. He believes 1.1 x height will be safe.
 - ORC discusses setback requirements in regards to trails and property lines. Also, ORC discussed if the ordinance should continue to regulate habitable and non-habitable structures.

- ORC feels non-habitable structure should not be included within the setback requirements.
- ORC feels habitable structures should be included but they should be defined so it is clear the type of structures regulated are those that are occupied on a continuous basis (e.g., dwellings, schools, offices).
- ORC agrees that setbacks should include property lines.
- Should developer be held responsible for notifying occupied structures of the existence and potential dangers of a small wind energy system?
- ORC believes 1.5 x total height of system should be an acceptable setback distance for property lines and habitable structures.
- **Recommendations:** 1. Delete ice throw standards and integrate within setback requirements; 2. Delete non-habitable references; 3. Alter property line setbacks to include a setback distance of 1.5 x the total height from property lines and habitable structures; 4. Adjust the habitable structure definition.

6. Coastal Waters Ordinance. Jeffrey passed out some comments received concerning the proposed Ordinance. ORC reviewed the comments and entered a brief discussion. ORC discusses if we should table this ordinance and consider preparing for another town meeting (beyond the June meeting). ORC determines to wait for the public hearing and make a decision during the 4/26/07 meeting.

7. Adjourn: 7:00 PM