



Office of Planning & Codes

Wiscasset Ordinance Review Committee Meeting Notes November 24, 2008

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

1. Meeting Opens at 5:33PM.
2. Agenda items discussed: Draft 1 and Performance Standards Draft 1
3. November 10, 2008 minutes approved with changes to #4, first bullet- our should be out and some discussion on #4, last bullet.
4. Town Wide Performance Standards Draft 1: ORC resumes its review of the performance standards. The following was discussed:
 - Overall, there was much discussion concerning which standards are true performance standards and which standards are not necessarily performance standards. For example, are campgrounds a true performance standard compared to noise, odor, parking? Performance standards should be town-wide and not specific land uses.
 - Discussed ambiguities within the language- things should be more defined. Language should be stricter and avoid any ambiguities. Need to search through the standards and id any ambiguities.
 - Erosion and Sedimentation Control standards should be more defined. Also, there should be a reference to Best Management Practices.
 - Delete all Junkyard standards except for E.
 - Why is Home Occupation definition included with the performance standard?
 - Define Open Space.
 - Planned Residential Development should not have a purpose statement. Also, it should include references to the subdivision ordinance.
 - Performance standards should only deal with lighting, smoke, vibration, etc. We should not delete the other non-performance standards, we should just include them in other Articles of the Future Land Use Ordinances.
 - ORC reviews the performance standards and determines what should remain as town wide performance standards and what standards should be removed. The following performance standards should remain: Access to Property, Buffer Zones, Corner Clearances, Erosion and Sedimentation Control, Mineral Exploration, Net Residential Area, Off-Street Parking, Off-Street Loading, Open Space, and Planned Residential Development.
 - **Recommendations:** Strictly performance based standards should be included in the town wide performance standards. The other standards should be placed within other Articles.

Work on new town wide performance standards and begin developing standards for specific land uses.

5. Other Business.

6. Adjourn: 6:35 pm.