



Office of Planning & Codes

Wiscasset Ordinance Review Committee Meeting Notes February 9, 2009

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

1. Meeting Opens at 5:39PM.
2. 1-12-09, 1-26-09 Meeting Notes approved
3. Agenda items discussed: Performance Standards – Specific Activities and Land Uses (Draft 2 – 2/09)
4. Performance Standards – Specific Activities and Land Uses (Draft 2 – 2/09): ORC review the performance standards. The following was discussed:
 - Jeffrey explains the purpose of these performance standards. He indicates these land uses are associated with specific land uses. They are special standards that apply only to one land use. There still will be other standards that apply, such as the Town Wide Performance Standards.
 - ORC ask why these standards are separate. Jeffrey indicates that he thought the ORC agreed to have two sets of performance standards- one that applies for all land uses throughout the town and one that applies to specific land uses.
 - One and two family dwellings are not included in the standards because they will not fall under Planning Board review. The specific activities and land uses are primarily for uses that require PB review.
 - Discuss what “in addition to” means. Jeffrey explains that there is other to be determined standards that will apply. Why can’t there be a blanket in addition to statement in the preamble? Jeffrey says because the specific land uses may have different standards.
 - Standards 2.1, 2.2 and 2.5 have the same standards. Why not combine them into one land use? ORC review the definitions of the three land uses and discuss the differences. Maybe they should be combined and named as Residential Care Facility.
 - Add Day Care Home- There are several definitions related to this, should we use just one definition even if they are different.
 - The standards should be more specific- if it says site distance must be determined, there should be a specific distance stated.
 - 2.1 A: What is the intent of this standard? Is direct access to a State highway required or does this mean that you only need to have the ability to access a State highway.
 - After continued discussion about the performance standards specific land use ordinances and the ordinances in general, Jeffrey informs the ORC that he is thinking of taking a new direction in terms of ordinance preparation. He believes that it may help all involved if he creates one whole ordinance and the ORC go through each Article. Currently, the

review seems to be a little confusing because all the material that needs to be considered is not fully created yet. If we have a complete ordinance, we'll be able to refer back sections when we need to. Jeffrey asks the ORC what they would like to do- should we create a complete ordinance and continue our work or should we continue to work on it as we currently are.

- ORC indicates that would feel bad if all the work that has been done goes to waste. Jeffrey believes that is will not all go to waste and we can incorporate portions into another version.
- Maybe we should start with another town's ordinance, review it, take the good parts, and adjust it to meet the town's needs.
- It's important to create an ordinance that is user friendly.
- ORC suggest developing a general outline and table of contents. This will help to provide some organization and structure.
- **Recommendations:** Continue working on new ordinances but change the organization and structure to make it easier for the ORC to work with.

5. Other Business.

6. Adjourn: 6:39 pm.