



Office of Planning & Codes

Wiscasset Ordinance Review Committee Meeting Notes November 10, 2008

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

1. Meeting Opens at 5:30 PM.
2. Agenda items discussed: Site Plan Review Ordinance, Draft 1 and Performance Standards Draft 1
3. October 27, 2008 minutes approved.
4. Site Plan Review Ordinance Draft 1: ORC continue its review of the SPR ordinance. The following info was discussed:
 - Karl hands our the basis of bearing language in regards to the north arrow
 - Requirement of the proper person to be licensed for soil work
 - On site survey for topo work? If 2 foot contours are not used, then what?
 - Make sure submission requirements are in logical order
 - Move the waiver requirement to the admin section
 - Add new submission requirement assoc. with erosion and sedimentation control plan
 - Re-letter criteria and standards
 - Regulate color for advertising features?
 - Move 0.5.2 right to the front of the review and criteria standards
 - Delete last sentence of 0.5.2
 - Delete some of the language in 0.5.4, delete Zoning, can the BOA review be appellate only?
 - Continued discussion about the performance standards and how they relate to the Site Plan ordinance and whether the performance standards should be included in the Site Plan ordinance.
 - **Recommendations:** Develop second draft of the Site Plan Review ordinance.
5. Town Wide Performance Standards Draft 1: ORC begin its review of the performance standards. The following was discussed:
 - Discussion concerning accessory buildings and why we should include this. ORC decide to remove this standard
 - Access to Property: check Street Excavation ordinance to see if it would apply to this standard. Should be more specific when describing safe and suitable vehicular access
 - Animal Husbandry: should setbacks between neighboring property lines be reduced if written permission between two property owners be secured?

- Buffer Zones: include buffer width (check old site plan ordinance). Entire buffer zone standard so it applies not only to zoning districts but land uses
- Campgrounds: what does water-carried sewage mean? What is the difference facilities that have water-carried sewage compared to those that don't?
- Erosion and Sedimentation Control: should there be more specific standards?
- **Recommendations:** Continue review of the performance standards.

6. Other Business.

7. Adjourn: 6:50 pm.