



Office of Planning & Codes

WISCASSET ORDINANCE REVIEW COMMITTEE

February 25, 2013, 5 p.m.
Wiscasset Town Hall Meeting Room

1. Call to Order

Chairman Karl Olson called the meeting to order at 5 p.m. Present were Larry Lomison, Jackie Lowell, Karl Olson, Doc Schilke and Luis Serrano. Also present was Town Planner Misty Parker.

2. Approval of minutes of January 14, 2013

Doc Schilke moved to approve the minutes as presented. Vote 5-0-0.

3. Approve: Rural I District and Permitted Uses

Responding to a question asked at the previous meeting, Misty Parker said several nearby towns she had consulted allowed golf courses in rural and commercial mixed-use districts. The consensus of the committee was to allow golf courses in the Rural I and Rural II districts with Planning Board approval. Jackie Lowell moved to approve Rural District I and permitted uses. Vote 5-0-0.

4. Approve Rural II District and Permitted Uses

Jackie Lowell moved to approve Rural District II and permitted uses. Vote 5-0-0.

5. Review Roads Ordinance and 2/11 Selectboard workshop

Parker summarized the concerns voiced at the workshop about standards for town roads, both public and private. There was a consensus at the workshop that there should be standards for public roads and subdivision roads; however, participants felt that although private roads should have standards, they should not be burdensome to the homeowners. Future maintenance and emergency vehicle access were cited as problems if roads were not built to standards. Another problem was the creating of lots for family members, which would not constitute a subdivision at the time, but in the future when the lots are sold and a subdivision is created, roads will not be of standard construction. Back lot driveways were discussed: the need for pullouts and whether CEO could approve. The ORC made no decisions or recommendations and will revisit the Roads ordinance at the next meeting.

6. Review: Airport District and Permitted Uses

The board questioned the Comprehensive Plan's suggestion that this district was suitable for the town's largest scale retail development. The board recommended uses for this district, keeping in mind the proximity to the airport. The committee recommended that under Institutional Uses, Charitable or Educational Institutions and Museums not be allowed unless aviation related.

7. Review: Commercial/Industrial District and Permitted Uses

The board recommended uses for this district, eliminating uses that would not be compatible with the land's past use by Maine Yankee.

8. Review: Planned Development District and Permitted Uses

Because the intent of this district is to provide a cohesive unit of development, separate uses in the land use chart were not considered. Parker will research how this section should be handled.

9. Other Business

10. Adjourn

Doc Schilke moved to adjourn at 7 p.m. Vote 5-0-0.