



# Office of Planning & Codes

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## WISCASSET ORDINANCE REVIEW COMMITTEE

March 18, 2013, 5:30 p.m.  
Wiscasset Town Hall Meeting Room

### 1. Call to Order

Chairman Karl Olson called the meeting to order at 5:30 p.m. Present were Al Cohen, Larry Lomison, Jackie Lowell, Karl Olson, Doc Schilke and Luis Serrano. Also present was Town Planner Misty Parker.

### 2. Approval of minutes of February 25, 2013

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

### 3. Review Roads Ordinance and 2/11 Selectboard Workshop

The following changes were made in the Roads Ordinance:

1A(2) - Last two sentences will be removed from (2) and become (3).

1C - add "before building permit is issued"

1C(2) - underline Trip Generation

3C - First line change to "all proposed roads" and in the fifth line change to "...shall also be..."

3B - Third line add "in" between "centered" and "the."

3G - move Sidewalk section to end, add brick sidewalks and renumber or reletter following sections

9C - Fourth line add "minor" or "diminimis" between authorize and modifications

Changes will be made and the Roads section will be on the agenda for approval at the next meeting.

### 4. Review Shoreland Resource Protection district and Castle Tucker Property

Following a request from Historic New England, Misty Parker and the CEO had met with the DEP to discuss a zoning change on the Castle Tucker property from Resource Protection to Limited Residential. According to the DEP, the property in question does not meet the criteria for Resource Protection and could be reclassified as Limited Residential shoreland zone. It was the consensus of the ORC that the change be approved.

### 5. Review: Airport District and Permitted Uses

The uses were reviewed following the receipt of information from Airport Manager Erv Deck. The committee considered factors such as farmland, water bodies (which might attract birds), height of nearby buildings, noise sensitivity, lights, large concentrations of people, etc. No changes were

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made. The effect of the private airport at the former Naval Air Station in Brunswick was discussed. Misty Parker will send the list of proposed uses in the Airport District to Erv Deck.

#### 6. Other Business

Misty Parker reported that the Waterfront Committee had proposed changes to the Port and Harbor Ordinance and because the changes were minor, they had been sent to the selectmen for approval, bypassing the ORC.

No decision has been made on how to handle uses in the Planned Development District.

#### 7. Adjournment

Al Cohen moved to adjourn the meeting at 6:35. Vote 6-0-0.