



# Office of Planning & Codes

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## WISCASSET ORDINANCE REVIEW COMMITTEE

June 10, 2013

Present: Larry Lomison, Jackie Lowell, Karl Olson, Misty Parker and Erv Deck

A quorum was not present; however, the members present discussed Airport District uses with Airport Manager Erv Deck.

Misty Parker explained that the Ordinance Review Committee was in the process of revising ordinances to bring them into compliance with the comprehensive plan. As part of this process, the committee is reviewing the uses to be allowed in each district. Parker said it would be beneficial to hear Deck's feedback on the recommended uses for the Airport District.

Deck said the airport's master plan is looking at the long term growth for the airport and determining whether there is sufficient land and assets to handle the growth. There is sufficient space to handle expansion of hangars. Also looked at was the impact the Texas Flying Legends would have on the needs of the airport. Eventually, they may build but this would not require more land. There are three parcels abutting the airport that the airport would like to acquire in the future. Lengthening the runway is a part of the airport's master plan. The runway can only be extended across Route 144.

Deck said the Airport District was too small and it would be important to give residents of Wiscasset and Woolwich ample notice to understand the potential the airport has and the impact it might have in the future. He said he would like to see an airport overlay district which would include land around the airport. This would be useful for developers looking at the undeveloped land east of the airport.

Deck said it is important to limit the residential density around the airport to eliminate complaints about noise. Apartment complexes, hospitals, nursing homes, football stadiums, where many people are in a compact area, are not compatible with airports. In determining uses for the Airport District, the committee should look at activities that will not create a problem for airports and avoid such uses that have flood lights, solar panels, activities that create smoke, and tall structures such as wind farms. The developed area around the airport is about ideal and he would approve of an ordinance that would maintain the current low density residential, farmland, etc.

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The FAA funds 90% of approved projects at the airport, the state funds 5% and the town contributes 5%. Deck said the airport is doing well, revenues will probably exceed expenses for the first time. Next year's budget assumes the airport revenues will exceed expenses by \$25,000.

Parker listed the uses recommended by the comprehensive plan, most of which Deck thought were appropriate, but excluding hotels or high density development. He said that the uses at both ends of the runway should be limited.

Larry Lomison said establishing an overlay zone would create legal liability; it would indicate that if anything happened no fault would fall on the airport. Lomison said the airport may have a limited existence because of competition from the Brunswick airport and if the FAA no longer deems the Wiscasset airport important, funding will stop and it would be up to the town to support it. He added that limiting development around the airport is wishful thinking. He said he would like to have an attorney's opinion on creating an airport overlay district.

The committee reviewed its decision on uses for the Airport District and eliminated Commercial Outdoor Recreation, Race Track, and Shopping Center as allowed uses.

The final draft of the Roads Ordinance will be on the agenda for the next meeting on July 8. The Adult Entertainment and Roads ordinances will be on the select board's July 18 agenda.

Noise will be among the performance standards that the committee will discuss next. Members will review the list of standards and suggest those that the committee should consider.

The meeting ended at 6:48 p.m.