



Office of Planning & Codes

WISCASSET ORDINANCE REVIEW COMMITTEE.

Minutes, October 28, 2013

Present: Al Cohen, Jackie Lowell, Karl Olson, Doc Schilke, Luis Serrano and Town Planner Misty Parker

1. Call to Order

In the chairman's absence, the secretary called the meeting to order at 5:10

2. Approve August 19, 2013 minutes

Luis Serrano moved to approve the minutes as amended. Vote 3-0-1.

3. Approve Performance Standard – Mineral Extraction and Excavation

Section 2.5 was amended to read: Extraction operations shall be deemed complete when no more than 100 cubic yards of materials are removed from an extraction site in any consecutive 12-month period. Within 12 months following the completion of extraction operations, ground levels and grades shall be established in accordance with the following: Al Cohen moved to approve the performance standard with the amendment. Vote 4-0-0.

4. Review Dimensional Standards for new districts

The following changes were made to the Maximum Height of buildings as follows: Village 1 – 42', Village 2 – 42', Residential – 35', Commercial – 48', Rural Commercial Industrial – 48', Rural 1 – 35', Rural 2 – 35', Airport – 35', Commercial Industrial – 48'. A footnote will indicate that replacement buildings in Village 1 district may be built at the same height as the original building. Footnotes 1 and 4 will be deleted. Road setback will be defined as the distance from the center of the traveled way. No changes were made to the rest of the dimensional standards.

5. Discuss Planned Development District

Committee members will review the Gorham ordinance chapter on Planned Unit Development for discussion at the next meeting.

6. Work Plan for ORC

Misty Parker reviewed her memo of April 28, 2012 in which she outlined a work plan and priorities for the ORC. Completed items were: Site Plan Review Ordinance, Subdivision Review Ordinance, and Article 1 Town Officials. The Road Ordinance and Adult Entertainment Ordinance will be on the 11/5/13 ballot; the Sign Ordinance and Article II Building Laws are incomplete, and the Future Land Use Plan/New Zoning Districts is in progress.

7. Other Business

Laurie Smith said a representative from the select board will be visiting the committee and reviewing its work. She broached the subject of a historic preservation ordinance and asked whether the ORC or another committee should be working on this.

Parker said the Bath Road Master Plan is working on more efficient mobility for Route 1 and the conclusions of the plan may involve changes in the comp plan and zoning districts.

Because the committee did not meet in September, election of officers did not occur. Al Cohen moved to nominate Karl Olson as chairman. Vote 4-0-1. Al Cohen moved to nominate Jackie Lowell as secretary. Vote 4-0-1.

8. Adjourn

The meeting adjourned at 6:50 p.m.