



Office of Planning & Codes

WISCASSET ORDINANCE REVIEW COMMITTEE.

Minutes, January 13, 2014, 5 p.m.
Wiscasset Town Hall Meeting Room

Present: Larry Lomison, 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 5:05 p.m.

2. Approve November 25, 2013 minutes

Doc Schilke moved to approve the minutes as presented. Vote 3-0-0.

3. Review Planned Development District

Misty Parker introduced the draft Planned Development District ordinance, which will enable the town to plan wisely for mixed unit developments at the backlands at Maine Yankee. The ordinance will allow all uses as part of a master plan. The committee will set dimensional requirements (minimum lot size, road setback and side/rear setback) for open space, residential use, institutional use, commercial use and industrial use. Parker reviewed the approval process and performance standards.

Minor wording changes were made, and Section E(4) was combined with Section E(10). Signage (7) was changed by deleting the first three lines so that the section would read, "In order to create a "sense of place" for the project and define it as a coordinated development, all signage *shall* have common elements in materials, design, size, color *and* style. In addition to Article III, signage shall conform to the following base performance standards:" Section E(9) is incomplete but may include wildlife habitat, buffers, retention of trees, topographic features, etc.

Parker asked the committee to think about needed combinations of uses and the number or list of uses.

4. Discuss Bath Road Districts

Parker reported that the selectmen had adopted the Bath Road Master Plan, directed the ORC to begin work on implementing recommendations, and directed the Comprehensive Plan Committee to re-form in order to amend the current plan, incorporating the recommendations of the Bath Road Master Plan. She described the three districts and the land use recommendations for each, using the development standards laid out in the plan. The ORC will begin work on design standards. The aim is to present the amended comp plan and the amended ordinance(s) to the voters simultaneously.

5. Discuss Historic Preservation Ordinance

Parker will invite the members of the Historic Preservation Commission to the next meeting to discuss the status of their work.

6. Other Business

7. Adjourn

Doc Schilke moved to adjourn. Vote 5-0-0.