



Office of Planning & Codes

WISCASSET ORDINANCE REVIEW COMMITTEE.

Minutes, March 10, 2014

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

1. Call to Order

Chairman Karl Olson called the meeting to order at 5 p.m.

2. Approve February 10, 2014 and February 24, 2014 minutes

Doc Schilke moved to approve the minutes of February 10, 2014 as presented. Vote 5-0-0.

Doc Schilke moved to approve the minutes of February 24, 2014 as presented. Vote 4-0-1.

3. Review: Historic Preservation Ordinance

The ordinance had been given to Historic New England for comment. The committee discussed the suggested changes, some of which are included in the following amendments to the ordinance:

1.1 change "maintain" to "in maintaining". Change "their history" to "these historic resources"

1.1D change "compatible" to "consistent"

Definitions: Building – change to "Structures and historic places (i.e., cemeteries, parks, etc.) which are classified under this article."

Definitions: Overlay Map – Change title to "Historic District Overlay Map" and add "or area of neighborhood significance" after "historic landmark" and adjust punctuation.

5.2C Note: The committee did not accept the recommendation of Historic New England to add that the Historic Preservation Commission would review the

application for certificate of appropriateness but did add “Copies of decisions by the CEO will be distributed to the Historic Preservation Commission members.” This sentence will be added before the last two sentences in the section.

5.2E – change to 5.2D

6.1 – change “location of meeting **in** which” to “location of meeting **at** which”

7.1A – Change first sentence to “The following standards shall be followed to provide a consistent...” and the sentence will end after “structures or grounds.”

7.1E(2) delete (c) and (d). (Difficult to determine economic return or to set the number of days the property would have to be on the market.)

7.3B – change to “The owner may be required to submit documents to show that he/she cannot comply with the design guidelines (Standards of Evaluation). Rest of the sentence is deleted.

8.2 – Last sentence changed to “This ordinance may be amended only by vote of the governing body at any Town Meeting.”

9. Add a Severability section.

The ability of the Zoning Board of Appeal to hear appeals under this ordinance was discussed. The Town Attorney will be consulted as to whether, in order to give the ZBA authority to hear appeals under this ordinance, the ZBA ordinance should be changed or the authority can be given in the Historic Preservation Ordinance.

Public process was also discussed. Misty Parker said she was reticent to take ordinances to the public until the committee was comfortable that no major changes would take place. All meetings are open and public comment is always welcome. Karl Olson suggested that preliminary drafts (and so identified) be put on the website under the ORC section. Parker said residents had expressed gratitude in the past when postcards were sent out to notify the public of issues or meetings. Outreach to groups in the community was also suggested.

A map of the historic district will be required before the ordinance is presented to the community.

4. Discussion: Route 1 Design Standards

The following changes were made in the design standards for the Village 3 District:

2d – space between 32 and ft.

3a – comma after “occur”

3b – change “sire” to “site”

3f – correct spelling of “according” in last line

4a – delete “sunny”

4b – add “s” to “building”

5 – Sentence should read “Public Sidewalks. Public Sidewalks **shall** be provided wherever possible through Wiscasset’s Village 3 District. Existing and proposed **roads and rights of way** should include sidewalks...”

5a – change title to Location and correct spelling of **right** of way.

5c – change to read “Building Orientation . All buildings in the multi-building development shall be oriented to create usable, safe and attractive pedestrian spaces, preserve significant site features and minimize the appearance of parking areas. Buildings may be oriented toward open spaces rather than roadways. In these situations, buildings shall have major access on the open space as well as a secondary access point(s) oriented to parking areas.”

5d – change to read “Outdoor Spaces. Multi-building developments shall include outdoor use areas such as green spaces, plazas and courtyards. Outdoor spaces shall be designed to separate pedestrian and vehicular traffic with landscaping, grade changes, and other site features.”

5f – provide more detail

7c – delete “in these situations”

7E – delete “Prior to” and substitute “before”

8 –Change title to Building Exclusions

5. Other Business – none

6. Adjourn

Doc Schilke moved to adjourn the meeting at 6:30 p.m. Vote 5-0-0.