



# Office of Planning & Codes

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## WISCASSET ORDINANCE REVIEW COMMITTEE.

Minutes, April 14, 2014

Present: Al Cohen, Karl Olson, Todd Travis, Luis Serrano and Town Planner Misty Parker

### 1. Call to Order

Chairman Karl Olson called the meeting to order.

### 2. Approve March 10, 2014 minutes

Minutes from March 10, 2014 were approved.

### 3. Review: Historic Preservation Ordinance

The committee reviewed the latest draft of the historic preservation ordinance. Section 4.4.A Wiscasset Historic District was amended to read the zoning districts of Village I, Village II and Village Waterfront Districts.

The committee approved all changes and recommended the draft be sent to the Town attorney for review. Once comments are received, the committee will schedule a workshop and invite various stakeholders to provide feedback on the draft ordinance. The committee proposed May or June as an appropriate time to hold the workshop.

### 4. Review: Route 1 Design Standards

The committee reviewed the draft of design standards for Route 1 proposed districts of Bath Road Transitional District and Bath Road Commercial District. In Bath Road Transitional District, Section 1.e was changed to read "Landscaping. The space between the roadway and the front of the building shall be attractively landscaped with trees flowering shrubs, and/or other elements. Existing healthy shrubs and landscaping shall be preserved or transplanted to another area of the site wherever possible. A ten foot landscaped buffer between Route 1 right-of-way and the development shall be maintained."

Bath Road Transitional District, Section 2.a "the" was added between "to" and "maximum".

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Bath Road Commercial District, Section 1.e was changed to read “Landscaping. The space between the roadway and the front of the building shall be attractively landscaped with trees flowering shrubs, and/or other elements. Existing healthy shrubs and landscaping shall be preserved or transplanted to another area of the site wherever possible. A ten foot landscaped buffer between Route 1 right-of-way and the development shall be maintained.”

Bath Road Commercial District, Section 2.a “the” was added between “to” and “maximum”.

Bath Road Commercial District, Section 2.b “where appropriate” was removed.

Bath Road Commercial District, Section 4. “fueling areas” was changed to “utility storage”. There was some discussion regarding this section and overhead doors for auto-repair facilities. The committee did not want to unreasonably burden facility owners. Luis and Todd volunteered to draft some alternate language for the committee to review at the next meeting.

The Committee discussed standards for stormwater management and building design. They requested the Town Planner add only stormwater management design standards.

#### 5. Other Business

None.

#### 6. Adjourn

The meeting adjourned at 6:30pm.