



# Office of Planning & Codes

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WISCASSET ORDINANCE REVIEW COMMITTEE  
May 23, 2011, 5 p.m.  
Wiscasset Town Hall Meeting Room

Present: Pat Barnes, Jackie Lowell, Karl Olson, Doc Schilke, County Planner Bob Faunce and CEO Rick Lang

Absent: Chris Dilts and Larry Lomison

## 1. Call to Order

Chairman Karl Olson called the meeting to order at 7:10 p.m.

## 2. Consideration of May 9, 2011 meeting notes

Pat Barnes moved to accept the meeting notes. Vote 4-0-0.

## 3. Continued Discussion: Draft Section 11 - Subdivision

Karl Olson reported that according to Laurie Smith the affordable housing component should be retained in the ordinance. Subdivision developers may be given a density bonus for designating 10% as affordable housing. Smith said that the Fire Department would not take over ownership or maintenance of the underground water storage tanks. Amendments will be made in the ordinance to cover these two items.

Bob Faunce distributed a chart showing per acre phosphorus allocations for Dresden Bog, Gardiner Pond and Nequasset Pond and explained how the phosphorus can be neutralized. He will prepare a section on phosphorus control for the subdivision ordinance.

The committee continued review of the draft subdivision ordinance beginning on page 17. Minor additions, deletions and changes were made in wording.

There was discussion on the references to the Board of Selectmen's involvement in the process such as reports by the inspector to the selectmen, selectmen approval of modifications, selectmen examining the site, etc. Bob Faunce said the duties would not be the responsibility of an appointed board (i.e. planning board), and the selectmen or town manager would oversee the CEO, Road Commissioner or other person fulfilling these duties, as this is beyond the application process.

Trigger for requiring a performance bond will be proposed road and public utility construction, which will be overseen by the selectmen. The Town Manager suggested that only one type of performance guarantee be specified.

Bob Faunce will rewrite D(4) on page 19 regarding modifications.

Faunce will write a section on resource-based subdivisions to comply with requirements in comprehensive plan.

On page 21 (f) was deleted.

Bob Faunce will write a road ordinance, which will include minimum sight distances.

Section 5, General Requirements and Standards (the title) will be clarified to define whether this is major or minor, or both.

Discussion of sidewalks (page 27) will be continued at the next meeting.

#### 4. Other Business

Bob Faunce distributed draft copies of a site plan review ordinance.

#### 5. Adjournment

The meeting adjourned at 6:50 p.m.