



Office of Planning & Codes

WISCASSET ORDINANCE REVIEW COMMITTEE

June 13, 2011, 5 p.m.

Wiscasset Town Hall Meeting Room

1. Call to Order

The meeting was called to order by chairman Karl Olson at 5:03 p.m. Members present were Pat Barnes, Larry Lomison, Jackie Lowell, Karl Olson, and Doc Schilke. Also present were County Planner Bob Faunce, Selectman Ed Polewarczyk and CEO Rick Lang

2. Consideration of May 23, 2011 meeting notes

Doc Schilke moved to accept the notes as written and the motion was approved.

3. Continued Discussion: Draft Section 11 - Subdivision

A chart with data for calculating phosphorus export was added on page 23. This will apply to subdivisions located within the watershed of the listed great ponds.

Page 16: Remove recording and extension information from (1) and (2) and incorporate into a separate item (3).

Page 25 B(3)(a) Bob Faunce will draft road ordinance. Standards will not be in the subdivision ordinance because they will apply throughout town, whether in or outside a subdivision.

Page 26 (f) "as such" was removed. The committee tried to reword the sentence so there was no implication that, if built to town standards, the road would eventually be accepted by the town. The final wording decided on was "All roads in this subdivision shall remain private roads to be maintained by the developer or the lot owners (or road association). Roads proposed to be accepted or maintained by the town shall first meet all municipal street design and construction standards and then be approved by town meeting."

Page 26 (4) If driveways are included in the road ordinance, this section can be deleted.

Page 26 (5) The committee discussed the need for this section, not only whether the developer would have to choose between a sidewalk or off-road pedestrian circulation system but also whether sidewalks should be required at all, and whether interconnection with existing public sidewalks should be mandatory. Economics and density will play a part in the decision on the need for sidewalks as well as trending demographics that would not include many children. Bob Faunce will develop language for this section, eliminating minor subdivisions from the requirement for sidewalks.

Page 27 (a) change 1500 to 500 feet along a public road. Could cost be determined? A hydrogeologic report is required so the board will be able to determine if wells and septic systems are an alternative. (Is the report required when town water and sewer are to be used?)

Page 27 (e) Changed to "When fire fighting water supply, hydrants, storage tanks or other accepted methods are required but not located within a proposed or existing right of way of a public street, perpetual easements shall be provided to the Town allowing for improvements, testing and use." (The last part of this sentence will be revised.)

Page 27 (7)(a) Change 1500 to 500 feet.

Page 28 (8)(c) Reverse order of sentences.

Page 28 (9) Change to "As-built plans *of proposed public roads* shall be..." Since roads have to be built to the plans submitted, there would be no need for as-built plans because plans are not allowed to vary without going back to the planning board. Why are the as-built plans indexed and stored?

Page 29(A) (4) delete wording after "granted."

Page 29 B(4) delete "so" in second line and rearrange sentence.

Definition of Subdivision, Major was changed to six or more lots.

Add definition of off-road pedestrian circulation system.

Faunce said open space subdivisions were not going to be discussed until zoning decisions are made. Faunce said that if the committee is going to get serious about requiring open space subdivisions, he would do a presentation on them. He said the comprehensive plan may have to be amended to deal with conflicts with the ordinances.

The Site Plan Review draft will be discussed at the next meeting.

Faunce said that because he had secured additional DOT and County funds, no town money had been spent to date. Before he leaves, he will provide drafts of every chapter even though the board will probably not have an opportunity to discuss them with him.

There will be no meeting on June 27; next meeting will be on July 11.

The meeting adjourned at 7 p.m.