



Office of Planning & Codes

WISCASSET ORDINANCE REVIEW COMMITTEE Notes from July 11, 2011

1. Call to Order

Chairman Karl Olson called the meeting to order at 5: 02 p.m. Members present were Pat Barnes, Jackie Lowell, Karl Olson and Doc Schilke. Larry Lomison was absent. Also present were CEO Rick Lang and County Planner Bob Faunce.

2. Consideration of June 13, 2011 meeting notes

Doc Schilke moved to accept as presented. Vote 4-0-0. 3. Begin Discussion: Draft Section 12 - Site Plan Review

3. Miscellaneous Discussion

Town Manager Laurie Smith advised the board that she had received applications for the town planner position and interviews would begin in early August. She asked for a volunteer to participate in the interview process.

There is one unfilled position on the ORC for a planning board member. It was suggested that the ordinance be changed to require only two members from the planning board on the ORC.

The problem of possible rezoning of the Ledges property was discussed, either as contract zoning or an overlay; and because rezoning is dependent upon the adoption of a historic preservation ordinance, Smith will look into the status of the historic preservation commission and its work on an ordinance.

Two questions raised at the previous meeting regarding subdivision roads and sidewalks were discussed. It was the consensus that there will be two classes of roads; paved, which will meet town requirements and may be accepted by the town, and unpaved roads, which will not meet town specifications and which will never be accepted by the town. Bob Faunce will rewrite the wording that will appear on the plan.

(f) "Where subdivision streets are to remain private roads, the following statement shall appear on the plan to be recorded.

"All roads in this subdivision shall remain private roads to be maintained by the developer or the lot owners. Roads proposed to be accepted and maintained by the Town shall first meet all municipal street design and construction standards and, in addition, then shall be proposed for acceptance by the Town Meeting. Such roads shall not be public roads until and unless they are accepted by the Town Meeting."

It was decided that sidewalks in subdivisions would be required only when the subdivision sidewalk is within 500 feet of the town sidewalk, to which it must connect.

(5) "Pedestrian Facilities. Major subdivisions shall include pedestrian facilities, such as a sidewalk or off-road pedestrian path suited to the needs of future subdivision residents unless the subdivider demonstrates to the satisfaction of the Board that environmental or physical conditions prohibit construction of such facilities. If the subdivision is located within five hundred (500) feet of an existing public sidewalk, as measured along a street right-of-way, and sufficient public right-of-way is available, the public sidewalk shall be extended to the subdivision at the expense of the subdivider and shall interconnect with on-site pedestrian facility. All sidewalks shall conform to the applicable provisions of Section 5." Board voted to approve the above.

4. Begin discussion: Draft Section 12 - Site Plan Review

The following changes were made in the draft:

Page 3, 12.2,A - Delete "including mobile retail establishments"

Page 3, 12.2.E -- Add "use" in first line after "residential"

Page 4, 12.2.J -- change to: Resumption of uses which have been discontinued for at least two years and which are designated in Section 6.2 as requiring site plan approval from the Planning Board.

Page 4, 12.4 -- second line change Code Enforcement Officer to Town Planner. Fourth line change to ...and such conference shall not cause the application to be a pending application....

Page 4, 12.4,B(1) Change may to shall

Page 5, C -- Change no. of days from 14 to 7.

Page 5, 12.5 -- de minimus - change to current requirement

Page 5, (4) -- Notification should be mailed at least seven days before the meeting. (abutters defined as within 250 feet)

Page 5, (5) -- In 8th line change to "without prejudice" (Note: This should also be changed in subdivision ordinance)

Page 5, 12.5 -- Last sentence - should this be in section 12.12?

Page 6, (8) -- Do we have a definition for "substantial development"?

5. Adjourn

The meeting adjourned at 7 p.m.