



# Office of Planning & Codes

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## WISCASSET ORDINANCE REVIEW COMMITTEE Notes from July 25, 2011

### 1. Call meeting to order

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

### 2. Consideration of July 11, 2011 meeting notes

The notes were accepted.

### 3. Other Business

Karl Olson reported that the town had received several inquiries about the sale or use of fireworks in Wiscasset following passage by the legislature of the bill to legalize fireworks as of January 1, 2012. The ORC may be directed to develop an ordinance regulating the sale and/or use of fireworks before that date.

Olson announced that interviews for the town planner position would be conducted next Tuesday and Wednesday.

### 4. Continue Discussion: Draft Section 12 - Site Review

Bob Faunce distributed a list of the existing Code of Ordinances and the corresponding section in the proposed new LUO or in a separate ordinance. Following completion of the Site Plan Review section, the board will work on the road, parking, and zoning ordinances. Work on Shoreland zoning will be postponed because the state is planning changes and the former deadlines will not be required.

The following changes were made in the draft site plan review:

Page 7, (8) - to be added, "For the purposes of this subsection, substantial development shall mean at least one-half of the value of all improvements approved by the planning board unless the project was approved in phases, in which case it shall mean one-half of the value of all improvements in all phases approved by the planning board.

Page 7 (9) - third line, change "their" to "its."

Page 7 B (1) to (5) Rewrite, changing order and rearranging, i.e. 1 - 10 copies of a fully executed and signed copy of the application form. 2 - Evidence of right, title, and interest, etc. Delete transparency, board will sign a paper plan, but remove the requirement for an 11 x 17 map (last sentence in 5).

Page 8,9,10 - remove waiver possibility from (6), (7), (8), and (9) (Bob will rethink).

Page 8, (7) b) - change to "...source of this information, prepared by a professional land surveyor as a boundary survey."

Page 9, (8)(a) - Change "entire" to "developed."

Page 9, (8)(d) - delete "yards."

Page 12, 12.8 - Bob will reword to eliminate the possibility of the town reviewing "all" records.

Page 12, 12.9, (A) - change paragraph to "The development must include appropriate measures for protecting the following resources, including but not limited to modification of the proposed design of the site, timing of construction and limiting the extent of excavation: environmentally sensitive areas, including but not limited to wetlands, steep slopes, floodplains, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and natural drainage areas." (When we discussed this, we retained "must be preserved and maintained" at the end, but that is repetitive and should not be included in the list following the colon.)

Page 12, B,(1)(a) - cite source and definition for Levels D and E.

Page 13, (2) - change to ..."vehicular access to and egress from..."

Page 13 (2)(a) - add "at least" after "provide."

Page 13, (2)(c) - Delete "two car lengths" and add "edge of travelway" and delete "intersection."

Page 13, (2)(f) - change to "Where it is necessary to safeguard against hazards to traffic and pedestrians and/or to avoid traffic congestion, and if required by the DOT or if recommended by a traffic engineer, the planning board in consultation with the appropriate town official may require the applicant to provide turning lanes, traffic directional islands and traffic controls within public streets."

Page 13 (2)(h)(1) replace less with fewer, change driveway to accessway.

Page 13 (3)a - provide definition for "tangency."

Page 14 (4)(a) - Define WB-40 or give source.

Page 14, (4)(b) - add "example" before "fire lane - no parking."

Page 14,(D)(2) - Define street trees and delete last two sentences.

Page 15,(2) - second line - add "existing" before "buildings" and delete last sentence.

Page 15,(4) - add site lighting and require lighting be directed downward.

Page 15 (5) - Reword drive-through section to add standards for different types of drive-throughs such as banks (maybe 12 queuing spaces) vs. McDonald's (a larger number to be determined) and add screening buffers.

Page 16,(H)(3) - Delete "as to be" and replace with "when."

Page 15,J - Delete last sentence.

Page 17, M,(1) Delete paragraph.

Page 18, 12.11 - add "on- and" off-site improvements.

Paged 18, R - last line add t.

Page 5, 12.5 - add wording to address modifications and waivers of submission requirements and performance standards.

Page 19, 12.12,B - remove certificate of occupancy.

Paged 19, 12.12,C - add "and reported to the Planning Board" to the end of the paragraph.

Page 19, 12.12.D - add "by Planning Board" at the end of the paragraph.

The meeting adjourned at 7:10 p.m.