



# Office of Planning & Codes

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## WISCASSET ORDINANCE REVIEW COMMITTEE

August 8, 2011 at 5:00 p.m.  
Wiscasset Town Hall Meeting Room

### 1. Call meeting to order

Chairman Karl Olson called the meeting to order at 5 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 Bill Phinney.

### 2. Consideration of the July 25, 2011 minutes

The minutes were approved as presented.

### 3. Town Planner Update

Karl Olson reported on the interviews with five candidates for the town planner position. A decision is expected this week whether to have additional interviews with some of the candidates.

### 4. Other Business

Rick Lang distributed copies of a letter from Deirdre Schneider, DEP, regarding the recently adopted Village Waterfront District zoning. The DEP considered some of the standards too restrictive and in order for the DEP to fully approve the ordinance, changes must be made in minimum lot size, minimum frontage, minimum water body setback and maximum lot coverage. Schneider pointed out that the lot size, shore frontage, setback and lot coverage for White's Island are too permissive for an island that is currently undeveloped.

Changes made to the Subdivision and Site Plan Review will be finalized when other ordinances are completed. The open space subdivision ordinance will not be written until the zoning is completed.

### 5. Discussion of Roads Ordinance

The following changes were made to the draft ordinance:

2. Change first sentence to indicate that 10 copies of app, map and attachments are required.

2. eighth line - change lots to lot

2.B.(10) Reference should be 11.3.B.(3)(c)(5)

C. Delete "Public Works"

E. delete "for an application"

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2.F.(e) Change last sentence to read “If a public hearing is held, a decision shall be made by the next regularly scheduled Planning Board meeting following the hearing.”

3.B. should read “Every traveled way shall be centered in the right-of-way. The Board may waive this requirement in writing after a public hearing if it finds that physical conditions prevent the travelway from being centered in the right-of-way.

3C(1) change reserve to reserved in the fourth line; delete the last sentence.

3D, Change “to” to “of” in the first line; reword the first long sentence to make it clearer, perhaps divide into several sentences. The second sentence is changed to read, “The applicant may agree in writing, subject to Board approval, to limit the scope of the development to insure that there will be fewer than 200 vehicle trips.....

E. In the chart, note (1) change “with” to “plus” in the first line

E. Below the chart, delete Public Works and substitute Road Commissioner

F. Delete entire section. Somewhere provide an exception for logging roads.

G.5. eliminate space between “trucks” and the period in the next to last line.

J.(2)(d). should read ....enter a public way at...

J(4). Substitute Road Commissioner for Public Works and fix typos (with and met).

K. Back Lot Driveways that serve...; Back lot driveways may serve no more than two lots until they are improved to fully comply with the requirements for a public or private road.

6C. Substitute “911 Addressing Officer” for Board of Selectmen; add “Planning” to last line.

7. First line should read, “As-built plans for proposed public ways shall be....”

9.C. Change last sentence to read “such authorization to the Planning Board at its....

9.D. Eliminate words after “granted.”

The Parking Ordinance will be discussed at the next meeting.

## 6. Adjournment

The meeting adjourned at 6:50 p.m.