



# Office of Planning & Codes

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## WISCASSET ORDINANCE REVIEW COMMITTEE

November 28, 2011 at 5:00 p.m.  
Wiscasset Town Hall Meeting Room

### 1. Call to Order

Chairman Karl Olson called the meeting to order at 5 p.m. Present were Pat Barnes, Al Cohen, Larry Lomison, Jackie Lowell, Karl Olson and Doc Schilke. Also present were County Planner Bob Faunce, Town Planner Misty Gorski and CEO Rick Lang.

### 2. Approval of minutes of October 24, 2011

The minutes of the October 24, 2011 meeting were approved.

### 3. Discussion of Workshops

Misty Gorski said the proposed changes affecting Village Districts 1 and 2, had been reviewed at the workshop with the selectmen and planning board. Protecting the historic properties and not creating non-conforming lots had been the selectmen's main concern. It was explained that the basis for the changes was the Comprehensive Plan that limited commercial uses in the Village 2 District. The V-2 District includes Route 27 where current businesses would be non-conforming if the proposed changes were adopted. The selectmen recommended that the ordinances be more business friendly, although that was not defined. They also suggested changing the comprehensive plan rather than changing ordinances to comply with the present plan.

Bob Faunce spoke on the proposed closing of the State Planning Office and disbursement of the staff to other locations. The State will still require that a municipality's ordinances comply with the comprehensive plan.

The committee discussed the various changes that could be made in the ordinances if the Village 1 District were increased to include the Ledges. The main objection at the public hearing on a previous effort to include the Ledges in the Village 1 district was that one of the houses in the expanded district would be replaced by a drive through bank or a McDonald's. Bob Faunce suggested performance standards dealing with character and scale and requiring any conversions or replacement buildings be compatible in scale and architecture. Additional performance standards could be added that would apply to only the area surrounding the Ledges in order to preserve the historic character in that area. Bob Faunce and Misty Gorski will work on performance standards to address the expressed concerns.

With regard to proposed incompatible uses on Route 27, the committee discussed expanding the Village 1 District to include a portion of Route 27, which would allow commercial uses while retaining the residential character of the road. The exact area and applicable performance standards will be determined. Coverage of the historic district will also be considered. Faunce and Gorski will work on options for the next meeting. Gorski said she would like to have a public meeting in February to present proposed changes and assess the public sentiment.

4. Discussion: Section 6 - Zoning, Village 1 and Village 2

The committee reviewed the uses in an expanded Village 1 District in the Table of Land Uses and added: Civic service facilities, clubhouses, social and fraternal organizations; Professional building; Small engine repairs; Vehicle sales and/or service (outdoor storage of vehicles may be prohibited), Small animal veterinary clinic (large animal clinic will be revisited); Spas, health clubs; and Agricultural/lawn equipment sales and service.

5. Other Business

The next meeting of the ORC on December 12 will be held in the Fire Department. There will be no meeting on December 26.

The meeting adjourned at 6:55 p.m.