



Office of Planning & Codes

WISCASSET ORDINANCE REVIEW COMMITTEE

January 9, 2012 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. Approve December 27, 2011 meeting notes

The meeting notes of the December 27, 2011 meeting were approved.

3. Discussion: Section 6 - Zoning: Village 2

In response to the direction of the selectmen to eliminate some of the non-conforming uses on Route 27, the ORC members discussed possible ways to accomplish that while not ignoring the goals of this district laid out by the comprehensive plan. The comp plan recommends primarily residential uses, home occupations and institutional uses. According to the State Planning Office, the ordinance could be written to allow residential-scale medical and commercial uses so long as the standards for the zone are in keeping with the architectural and historic quality of the village.

Some committee members felt that Route 27 and the western part of the district on Route 1 could handle more commercial uses than Federal Street and the area south of Route 1 (High, Lee, Summer, Pleasant street areas). Dividing the Village 2 District into three parts was discussed; however, it was suggested to place an overlay district 500 feet on either side of those parts of Routes 1 and 27 described above and limited to lots facing those roads, which would allow more commercial uses than would be appropriate in other areas of the V-2 District. A preamble to the ordinance could explain the rationale for this. Design standards would govern the appearance of new structures and expansions. Size limits will be included in the ordinance; the width of the district will also determine size.

The uses for the overlay district were reviewed and the use table will be revised to reflect (with superscripts) those uses in the Village 2 District that are applicable only to the overlay district. Performance standards will apply. It was recommended that the regulations on Home Occupations be amended to provide stricter guidelines. The legal definition of Group Homes will be researched before a decision is made whether or not to include them as a use in Village 2. Building height is already limited to 35 feet and size will be limited to 6,500 sq. ft. Parking standards will be needed as will buffers between commercial and residential lots. Gorski will consider using the same standards for Village 1 as are in Village 2 with footnotes for the differences between the two districts.

4. Discussion of PACE Ordinance

Doc Schilke moved to recommend the amended ordinance the selectmen. Additional changes were made: adding "See Article 5B" after the last sentence in Article III, Section 1 and adding in Article V, Section B "To fulfill the education and outreach program requirement," at the beginning of the last

italicized sentence. Vote 5-0-1. Comments or concerns about the contract will also be given to the select board. Selectmen Ed Polewarczyk voiced his objections to the town's involvement in the program.

5. Discussion: Article VI Section 9: Development Standards Main St. Corridor-Village Waterfront District

Discussion postponed until the next meeting.

6. Other Business

The next ORC meeting is on January 23.

7. Adjourn

The meeting adjourned at 7:13 p.m.