



# Office of Planning & Codes

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## WISCASSET ORDINANCE REVIEW COMMITTEE

January 23, 2012 at 5:00 p.m.  
Wiscasset Town Hall Meeting Room

### 1. Call to Order

Chairman Karl Olson called the meeting to order at 5:04 p.m. Present were Al Cohen, Larry Lomison, Jackie Lowell, Karl Olson and Doc Schilke. Also present were County Planner Bob Faunce, Town Planner Misty Gorski, CEO Rick Lang, Selectman Ed Polewarczyk and Bill Phinney.

### 2. Approve January 9, 2012 meeting notes

The notes were approved as amended. Vote 4-0-0.

### 3. Discussion: Village 2 Development Standards

Before discussing the development standards for the Route 27 and Route 1 Village 2 corridor and the draft land use matrix, it was suggested that the committee clarify to what area these would apply. It was the consensus that the area covered would be areas abutting and within 500 feet from the centerline of Routes 1 and 27 or areas within 500 feet from the centerline of Routes 1 and 27 that have legal access to Routes 1 and 27 but do not abut Routes 1 and 27. Bob Faunce will develop wording to define this area.

The Article VI Section 10 draft of development standards was amended as follows:  
10.1.1 change in the third line 100 feet to 150 feet and add to the last sentence "at the applicant's expense."

Article 10.1.2 - add after the last sentence "at the applicant's expense."

Article 10.3 - delete "3 stories in height and."

Article 10.3.2 - in the sixth line, add "lighting" after "odor."

Gorski and Faunce will draft an improved definition of "home occupation."

Development standards will be drafted for all of the Village 2 District including Sections 10.1.1 and 10.1.2.

A definition will be found for calculating commercial floor area counting storage areas as well as areas open to the public.

Planning board approval will be required for new residential structures in the Village 2 district in order to maintain the architectural standards and appearance of the district. The town still needs a historical commission.

Section 10.2 will be added to existing standards for Village 2.

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

It was the consensus that the Development Standards of the Main St. Corridor apply to the Village Waterfront District including the wastewater treatment plant, as that building if expanded would have no buildings within 150 feet to which any expansion could be made compatible.

#### 5. Other Business

A public meeting to present the draft Village 1 District changes to the public and receive input will be held at the Planning Board meeting on February 13.

#### 6. Adjourn

The meeting adjourned at 6:50 p.m.