



# Office of Planning & Codes

---

## WISCASSET ORDINANCE REVIEW COMMITTEE

May 14, 2012, 5 p.m.

Wiscasset Town Hall Meeting Room

### 1. Call to Order

Chairman Karl Olson called the meeting to order at 5 :30 p.m. Present were Al Cohen, Jackie Lowell, Karl Olson and Doc Schilke. Also present were Town Planner Misty Gorski, CEO Rick Lang, Selectman Ed Polewarczyk and Bill Phinney.

### 2. Approval of minutes of April 23, 2012

Al Cohen moved to accept the minutes as presented. Vote 4-0-0.

### 3. Discussion: Adult Entertainment Ordinance

Misty Gorski reported that the selectmen had asked what parameters the ORC would need from the selectmen if an adult entertainment ordinance were to be considered. Examples given by Gorski were allowing adult entertainment town-wide, restricting it to a particular zoning district, or specifying distance from churches and schools. The town cannot prohibit adult entertainment, but can restrict some activities and can restrict the location. It was suggested that the selectmen decide whether they want an ordinance, what zones or districts it would cover (the ORC could make suggestions), and what activities should be prohibited.

Bill Phinney asked where an adult entertainment ordinance would fit in the list of priorities and what had happened to a historic district ordinance. Gorski said she was not aware the ORC was working on such an ordinance, although a group had been formed in the past to work on a historic district. Phinney recommended Gorski contact John Reinhardt and Julie Cromwell regarding the historic district commission. In response to Phinney's question on the zoning map update, Gorski said the new map would be revised after Town Meeting.

### 4. Review Site Plan Review Ordinance

Corrections made to the latest draft are as follows:

Page 2 - 12.5 Correct spelling of de minimis

Page 4 - 12.2.A second paragraph, Change *under* 2,500 square feet to *less than* 2,500...

Page 10 - b - Change *of* to *on* in the first line

Page 10 - (h) Change to 250 feet

Page 12 - (r) - Change last part of sentence to "except machinery or equipment *being* used.."

Page 13 - 12.7 - third line, Change to read: ...use, such as, *but not limited to*, subdivisions...

Page 14 - 12.9 A - Change to:

The development shall include appropriate measures including but not limited to modification of the proposed design of the site, timing of construction and limiting the extent of excavation for protection of environmentally sensitive resources such as 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.

Page 16 D.(1) and (2) Misty will combine and simplify these two paragraphs

---

Page 16 E(1) -Inappropriate for Wiscasset, not business friendly. Misty will rewrite leaving (c) as is.  
Page 17 (4) - Add site lighting  
Page 18 F (1) and (2) Add *being* to both sections before the word *used*.  
Page 18 G - Check Section reference (11.5.B(6))  
Page 18 H - Misty will check other towns for distance of mandatory connection to available water and sewer and bring back suggestions.  
Page 19 - (3) Misty will add *Pretreatment standards shall be determined by the Wastewater Treatment Plant*.  
Page 19 J - Use State language.  
Page 19 L (2) delete  
Page 20, M, Add *to the greatest extent possible*.  
Page 20 S - Change to correspond with Page 16, Section E1, Check if Route 1 standards are applicable to newly configured commercial district.  
Page 21 C - Correct spelling of *enforcement*  
Sections on stormwater management, erosion control, groundwater protection are missing.

5. Review: Subdivision Review Ordinance -Not discussed

6. Other Business

The next Ordinance Review Committee meeting will be on May 21. There will be no meeting on May 28, Memorial Day.

7. Adjourn

The meeting adjourned at 6:50 p.m.