



Office of Planning & Codes

WISCASSET ORDINANCE REVIEW COMMITTEE

July 30, 2012, 5:15 p.m.

Wiscasset Town Hall Meeting Room

1. Call to Order

Chairman Karl Olson called the meeting to order at 5:15 p.m. Present were Al Cohen, Larry Lomison, Jackie Lowell, Karl Olson and Doc Schilke. Also present were Town Planner Misty Gorski and CEO Rick Lang.

2. Approval of minutes of June 25, 2012

Doc Schilke moved to approve the minutes of June 25, 2012. Vote 4-0-0.

3. Approve Subdivision Review Ordinance

Misty Gorski reviewed her memo to the board dated July 9, 2012 regarding sewer connections in nearby towns. It was the consensus of the committee to follow the Richmond example which reads: If available at the lot line or if the public collection system is available by public right-of-way within one hundred (100) feet for a single family home, duplex, or other use with a design sewage flow of less than five hundred (500) gallons per day or within three hundred (300) feet of a use with a design sewage flow of five hundred (500) or more gallons per day.

The following changes were made to the July 9, 2012 draft of the Subdivision Ordinance:

Section 3,A,(1)(b): change date of submission for sketch plan to 10 days before the meeting.

Section 3,B (2)(a)(3) delete and change (4) to (3)

Section 3,C,(2)(d): delete (d) and substitute (h), remove comma after "and" in second line of (h)

Section 4, A& C: Add "/Town Manager" after "Selectmen"

Section 5,A,(16)(b): change second line to "...on the proposed subdivision if it *utilizes*..."

Section 5,B,(7)(a): add "and is legally accessible" after "available"

Section 6,A,(1): Delete "Code of Ordinances" and add "Town of Wiscasset Ordinances, or any state law".

Section 7,C,(1): Rewrite paragraph to delete any references to the requirement that applicants provide both regular and open space subdivision applications and to the planning board determining which should be used.

Section 7,C,(7)(d): Change to "Roads servicing 5 to 10 units:"

Section 7, D: Change third line to omit any reference to a term of years for the open space preservation.

Section 7, D(1)f : Change may to shall.

Glossary: Net Residential Area or Acreage: change "and" in the third line to "which".

4. Approve Site Plan Review Ordinance

The following changes were made to the June 11, 2012 draft of the Site Plan Review Ordinance:

Section 12.4,C,(7): Change will to shall in the next to last line.

Section 12.6,B (8): Change (t) -- should not be in italics. Extra space after (v)

Section 12,9,C(2): remove brackets in fourth line.
Section 12,9,V,(1) : second line change "in" to "to"
Section 12.9,E,(1)(b): wording for setbacks and parking was approved.
All sections - change "must" or "should" to "shall"

5. Review Article II Building Laws

Will be on agenda for the next meeting.

6. Other Business

The final drafts of the Subdivision and Site Plan Review ordinances will be sent to the committee for approval at the next meeting and will also be sent to the Planning Board members. Following their review, the drafts will be sent to the selectmen for approval for the November warrant.

7. Adjournment

The meeting adjourned at 7 p.m.