



Office of Planning & Codes

WISCASSET ORDINANCE REVIEW COMMITTEE

August 13, 2012

Wiscasset Town Hall Meeting Room

1. Call to Order

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

2. Approval of minutes of July 30, 2012

The minutes of the July 30, 2012 meeting were approved as presented.

3. Approve Subdivision Review Ordinance

Several changes discussed at the last meeting had been omitted from the draft ordinance and these were added. Jackie Lowell moved to approve the Subdivision Review Ordinance with changes made at this meeting. Vote 4-0-0.

4. Approve Site Plan Review Ordinance

The following changes were made to the Site Plan Review Ordinance:

Page 6 -4B - delete "Site Inspection"

Page 6 -C7 change will to shall (fourth line)

Page 12 (t) should not be italicized.

Page 12 Delete space between lines (v) and (w)

Page 15 (g) should line up with other letters

Page 17 change seven shoulds to shalls

Page 19 H(1)b - Change duplex to two-family home and add to end of sentence "sewage flow of more than 500 gal/day."

Page 21 T change will to shall

Page 22 (1) line up with other numbers

Page 22 (4) change should to shall

Jackie Lowell moved to approve the Site Plan Review Ordinance as amended on August 13, 2012. Vote 4-0-0.

5. Review: Article II Building Laws

The Town Attorney has reviewed this article. Because of its small size, Wiscasset does not have to adopt the Uniform Building Code.

Under the first review, the following changes were made:

Page 1, Section 1.1.1: add "or" after enlarge,

Page 1, Section 1.1.2: move "Permits shall not be required for the following" to the end of the paragraph.

Page 1, Section 1.1.2a): Change residing to re-siding.

Page 1, Section 1.1.2c) Delete "not over 6 feet high."

Page 1, Section 1.1.2d): Change "over" to "more than" - find definition for surcharge.(my dictionary defines it as overload - j)

Page 2, Section 1.3.3 - Change to 1.3.2, change "there under" to one word, substitute of for from in the second line, in the fourth line after but insert "will not be" and delete last sentence.

Page 3, Section 2 delete "that the property is in" and substitute "where the property is located."

Page 3, Section 2.2: change will to shall.

Page 4, Section 2.6: insert comma after parcel

Page 4, Section 2.7"delete comma after 1990.

Page 5, Section 2.11: Change punctuation to be uniform, either a semicolon after each subsection and the word "and" after 2.11.7 or periods after each sentence.

Page 5, Section 2.11.2 : change"family members residing in the home" to"residents of the dwelling unit."

Page 5, Section 2.11.3: remove comma after premises

Page 5, Section 2.11.8: remove comma after lot

Page 9 - Requirement for a nighwatchman had been removed but should be in performance standards for hotels and motels

Throughout ordinances: key or indication that [5-23] indicates month and year the article was last amended.

Article II will be discussed at the next meeting. Following completion of that article, the committee will review Article I, the sign ordinance, performance standards, and future land use and new districts.

6. Other Business

The Subdivision Ordinance has been sent to the Planning Board for review; the Site Plan Review ordinance will be sent to the Planning Board for its review before the August 27 meeting. Both ordinances will be sent to the Selectmen for their approval at the first meeting in September so that they may be scheduled for the November warrant.

7. Adjourn

Al Cohen moved to adjourn the meeting at 6:20 p.m. Vote 4-0-0.