



Office of Planning & Codes

WISCASSET ORDINANCE REVIEW COMMITTEE

September 10, 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 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 August 13, 2012

Doc Schilke moved to approve the minutes of August 13, 2012. Vote 3-0-1.

3. Selectboard feedback: Subdivision and Site Plan Review

The committee reviewed the comments or suggestions made by Selectman Ed Polewarczyk to Misty Gorski, following submission of the draft ordinances to the Select Board.

Site Plan Review Ordinance - After a thorough discussion of each item, the committee made the following recommendations:

Page 5 C(1) - *to scale* was not deleted because the committee decided sketches to scale were important to the Planning Board and would not be difficult to do since the tax maps are available for copying.

Page 8 (8) - Typo corrected in 12th line.

Page 10 (d) - *chapter* was changed to *ordinance*.

Page 12, 7 - *with this ordinance* was added to end of paragraph.

Page 15 - The committee did not agree this section should be changed; it did not conflict with subdivision standards

Page 16 E(1) - Taking into consideration safety, aesthetics, and the Comprehensive Plan, the committee did not make any changes to this section on building placement. The committee determined that removing this section would allow the development on Route 1 to continue as it is now, welcoming visitors with parking lot after parking lot. The intent of the provision is to improve the look of Route 1 and other commercial areas rather than taking a step backwards. Removing parking from the front of the building such as is the case with Big Al's or the sheriff's office does not seem to be a detriment. This standard would apply to new or replacement businesses, and would maintain the rural character of commercial buildings on roads other than Route 1. Retaining the standards would assure potential businesses that the lots next to them would be developed to the same standards as theirs. Incentives could be offered to encourage developers to comply with these standards.

Page 18 G - Delete the last sentence because it would be difficult for the Planning Board to determine what is "cost prohibitive." As far as the requirement to connect to Town water and sewer, there is a waiver provision in the ordinance that could be implemented if necessary; however, the planning board must also consider the effect on the aquifer when approving development plans. The committee also took into consideration that the Town has invested in infrastructure that should be utilized and that water and sewer is available in most areas of town where commercial development would take place.

Subdivision Ordinance - After a thorough discussion of each item, the committee made the following recommendations:

Page 8 (4) - For clarification, the sentence will be divided after *subdivision* and (5) will begin *The municipal zone boundaries*.

Page 18 (1) - third line delete *in writing*.

Page 18 (3) - change *Board of Selectmen* to *Select Board*

Page 19 (4)(a) - delete paragraph. The committee agreed that the requirement was too onerous and may not be the highest and best use of the parcel.

Page 20, (5) - The committee did not delete the last sentence, as the purpose is to preserve the existing trees and rural character.

Page 21(11)(b) - The requirement was left in, as provision was made for exceptions.

Page 23 - In key below chart, change fifth abbreviation to *D*.

Page 26 (c) - Last sentence was not omitted; it agrees with other sections of the ordinances.

Page 27 (5) - Paragraph was left as is because there is some leeway in the sidewalk requirement and there are limited areas where this section would be applicable.

Page 32 (3) - Change *Section* to *Ordinance*.

Page 35 c (3) - change to *Turn drainage away from...*

Page 36 D - Change *Section* to *Ordinance*.

Page 38 (10) - Change *Codes of Wiscasset* to *Town of Wiscasset Ordinance*.

Agenda items 4, 5, and 6 will be discussed at the next meeting.

7. Other Business

In response to Karl Olson's questions, Misty Gorski said there were no candidates for the Ordinance Review Committee at this time.

Olson questioned the changes requested in the sign ordinance and asked for clarification from the Select Board.

8. Adjourn

The committee adjourned at 6:55 p.m.