



Office of Planning & Codes

WISCASSET ORDINANCE REVIEW COMMITTEE

November 26, 2012

1. Call to Order

Chairman Karl Olson called the meeting to order at 5 p.m. Present were Al Cohen, Larry Lomison, Jackie Lowell, Karl Olson and Doc Schilke. Town Planner Misty Parker was also present.

2. Approval of minutes of October 22, 2012

Al Cohen moved to approve the minutes as presented. Vote 5-0-0.

3. Selectboard comments on sign ordinance

The selectboard had reviewed the sign ordinance and requested that it be amended to include a five-year compliance period from the time of notice of non-compliance. In addition, any sign that is repaired or altered more than 40% within five years of the amendment would have to come into compliance. Parker and the interim Code Enforcement Officer proposed that the percentage be 50% of the cost of repair.

Originally, the ORC had recommended that there be a five-year compliance period, which the selectboard reduced to three years and that had been approved by the voters. Olson and Lowell opposed the change back to five years. Cohen said he had town approval when he put up his sign and he thought it unreasonable that if it were not in compliance with the new ordinance, it would have to be replaced. There was a consensus that there was no right answer. It was suggested that if signs have a valid permit, they be allowed to remain until they need replacing and then they would come under the ordinance requirements. Members will look at the downtown buildings and signs in light of the number and types of signs being proposed in the ordinance. Parker will determine how many signs are not in compliance and the matter will be discussed at the next meeting.

The sign ordinance was amended as follows:

Section 5.1, eighth line, delete *either*.

Section 12.2, add to second line that signs are not allowed on the roof

Section 12.3, reword first sentence to insert *of the building* after *primary entrance*.

4. Shellfish Ordinance

The selectboard has asked the ORC to address the request of the Shellfish Committee to amend their conservation hours from 20 to 12. Jackie Lowell moved to accept the change. Vote 5-0-0. Larry Lomison recommended that the ORC review the entire Shellfish Ordinance.

5. Review Rural Commercial-Industrial Zone and Permitted Uses

The committee reviewed the purpose and suggested uses of the Rural Commercial/Industrial District and made recommendations for approval or denial of the list of specific uses and at what level approval would be required (e.g. CEO or Planning Board).

6. Land Use Performance Standards

Only the Road Ordinance has been completed; street excavation may be included in this section. Parker will provide a list of components of the complete Land Use Ordinance in order for the committee to decide how this section will be organized.

7. Other Business

Karl Olson requested that election of officers be placed on the next agenda following consideration of the minutes.

The ORC has an opening for an additional member and it was suggested that the Chamber of Commerce be contacted to see if one of its members would be interested in serving on the ORC.

8. Adjournment

Al Cohen moved to adjourn the meeting at 6:47 p.m.

