



Office of Planning & Codes

WISCASSET ORDINANCE REVIEW COMMITTEE.

Minutes, April 13, 2015

Present: Al Cohen, Jackie Lowell, Karl Olson, Jason Putnam and Town Planner Jamel Torres

1. Call to Order

Chairman Karl Olson called the meeting to order at 5:03 p.m.

2. Approve March 30, 2015 minutes

Al Cohen moved to approve the minutes as amended. Vote 3-0-1.

3. Welcome new member Jason Putnam

The chairman welcomed Jason Putnam as a new member of the committee.

4. Update: Proposed Historic Preservation Ordinance and Floodplain Management Ordinance

Jamel Torres said public hearings for the Historic Preservation Ordinance and the Floodplain Management Ordinance were held on April 7, 2015. There were no comments or questions from those present and the select board approved placing the ordinances on the June warrant. Torres said he is formatting the Floodplain Management ordinance to correspond to the Wiscasset ordinances.

The Historic Preservation Ordinance will appear as Section 10 in Article VI-Zoning following Village I, Village II and Village Waterfront. The historic district will not be shown on the official zoning map; it will be a separate map.

5. Ordinance Procedural Change, Article VI – Zoning (Timber Harvesting Permitting)

The Schedule of Uses, Land Use Matrix was changed giving permitting authority for Timber Harvesting to the Code Enforcement Officer for the Rural and Nequasset Watershed districts and Note 7 was changed to add "Planning Board approval needed if timber

harvesting is in excess of 40% total volume of trees.” The Proposed Amendments Draft 4/13/15 (Section A.3.1) was approved without change.

6. Update: Statewide Standards Option – Timber Harvesting and Related Activities in Shoreland Areas

“Note relating to timber harvesting standards” was distributed for informational purposes. Jamel Torres will work on amendments/recommendations to the Town’s ordinances for the next meeting to comply with the State standards.

7. Future Land Use Plan

The Schedule of Dimensional Requirements was changed to delete the one-acre minimum lot size in the Planned Development District. The Land Use Matrix as previously amended was approved. Adding Casinos to the land use chart will be considered.

8. Planned Unit Development

A preliminary draft of the Planned Unit Development section and Topsham’s Planned Mixed-use Development article were distributed for the committee members’ consideration and will be discussed at the next meeting.

9. Other Business

Karl Olson reported that maps were being prepared.

Olson recommended that the committee discuss the definition of quorum, develop a policy on tie votes and determine how many votes constitute a majority decision. According to Robert’s Rules of Order, a tie vote fails; however, other rules could be used, but should be specified.

10. Adjourn

Al Cohen moved to adjourn at 6:05 p.m. Vote 4-0-0.