



Office of Planning & Codes

WISCASSET ORDINANCE REVIEW COMMITTEE.

Minutes, April 27, 2015

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

1. Call to Order

Chair Karl Olson called the meeting to order at 5 p.m.

2. Approve April 13, 2015 minutes

Al Cohen moved to approve the minutes. Vote 4-0-1.

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

The proposed section was discussed and minor punctuation, wording and formatting changes were made as well as the following: “certified wildlife professional” on page 3 was deleted, Planning Board approval on several pages was changed to read “appropriate town authority,” the references in Determination of flow on page 8 was reworded, the correct name of “Land Use Regulation Commission” will be substituted.

The corrections will be made and the ordinance section will be forwarded to the selectmen for their approval and scheduling for a town vote.

4. Planned Development District

The draft Planned Development District was discussed and changes were suggested.

Page 1: A: Purpose, in the sixth line, delete “most.”

C: Dimensional Requirements – The dimensional requirements will be developed as part of a master plan. Approved or prohibited uses will have to be listed in the Land Use matrix, which was originally left blank with a referral to this section.

D: Approval Process (2) delete “detailed”;

Page 2: (a)vii delete “common,” (b)i substitute “Section” for “division” here and throughout the document, delete (b)ii, (b)iii change “can secure” to “secures”

Page 3: E(1) delete “mixed” and “M” in PMD, ORC will discuss E(1)(d) with regard to more than one development in the district,

Page 4: (3)(b) needs rewording, (4) reword because non-sewered use is not an option, (7) existing town sign ordinance will govern and rest of the paragraph will be stricken.

Page 5: (8) all lights should be shielded, (9) Landscaping section needs work.

There was discussion on the possibility the 331-acre Planned Development District could be divided into sections no smaller than 150 acres, on phased developments, and on penalties for not completing the development or assurances that the development will be completed. Significant historical finds and wildlife on the site should be noted and considered.

Jamel Torres will continue work on the Planned Development District and will obtain copies of the concept plan.

5. Other Business

6. Adjourn

Al Cohen moved to adjourn at 6:16 p.m. Vote 5-0-0