



# Office of Planning & Codes

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## WISCASSET ORDINANCE REVIEW COMMITTEE.

Minutes, July 27, 2015

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

Absent: Al Cohen

### 1. Call to Order

Chair Karl Olson called the meeting to order at 5:20 p.m.

### 2. Approve June 22, 2015 minutes

Larry Lomison moved to approve the minutes. Vote 4-0-1.

### 3. Future Land Use Plan – Land Use Matrix: Approval Needed

Approval had been delayed because a full committee had not been present at the previous meeting. Larry Lomison pointed out that “Storage of fishing, clamming and similar gear” would include boat parts, boat engines, broken down trailers and anything else associated with fishing and worming. He suggested that would not be suitable for all districts. It was suggested that in a small town on the water, the storage of boats and lobster traps was probably already taking place in most districts of Wiscasset. That storage of gear could be an infringement on other’s rights and the difficulty of enforcing were brought up. Karl Olson moved to change the wording of the category to “outdoor storage of fishing, clamming and similar gear visible from a public or private road.” Vote 4-1-0. Karl Olson moved to change “yes” to “no” in the residential district. Vote 3-2-0. Karl Olson moved to allow (storage of boats, etc.) in the Commercial Industrial District. Vote 5-0-0. Larry Lomison moved to change the Rural Industrial to yes. Vote 5-0-0. Karl Olson moved to change “yes” in the PUD to “planning board.” Karl Olson moved to postpone approval of the matrix until the next meeting when a quorum is present. Vote 5-0-0.

### 4. Planned Development District Draft: Approval needed

In response to Larry Lomison’s question, Karl Olson explained that the purpose of the planned unit development, which might include residences, shops, schools, playgrounds,

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etc., was to require a well- designed plan. Larry Lomison asked that the 150-acre minimum for a PDD be inserted in the Purpose section. The lot and tax map number will be added to the Purpose section as well as the minimum lot size of 150 acres. A 10<sup>th</sup> superscript will be added indicating the CEO approval is required after the PDD is approved by the planning board. Other minor changes were made – 2A(2)b-“Owner” changed to “applicant” and make the same change through the ordinance; 2A(2)e delete “of the site;” 2B(3)h,ii,1 – change LOS (level of service) to Level of service (LOS). Karl Olson moved to postpone approval until the next meeting. Vote 5-0-0. Those present approved of the PDD as amended.

#### 5. Discussion/Update: Temporary Business License Ordinance Amendment

Torres said the selectmen at their July 2 meeting had asked that the boundaries of the town common be included in the ordinance. He has asked Road Commissioner Doug Fowler for a description of the property that the town takes care of and will present it at the next meeting.

#### 6. Discussion/Update: Business License Ordinance Amendment

Maine Municipal Association has recommended wording which would allow an appeal of a decision made under this ordinance and it will be added to the draft.

#### 7. Other Business

Copy of the revised ordinances are available in Jamel’s office.

#### 8. Adjournment

Larry Lomison moved to adjourn. Vote 5-0-0.