



Office of Planning & Codes

Wiscasset Ordinance Review Committee Meeting Notes February 8, 2010

Members Present: Paul Foley, Karl Olson, Pat Barnes, Jackie Lowell, Jeffrey Hinderliter (Town Planner). Absent: Doc Schilke, Larry Lomison

1. Meeting Opens at 5:37 PM.
2. Agenda items discussed: Village Waterfront District Amendments, New Shoreland Zoning Ordinance.
3. 25 January, 2010 meeting notes approved.
4. Mapping: Karl discusses presents a map and discusses how mapping accuracy can be questionable.
5. Village Waterfront Zoning District Amendments. Jeffrey indicates there are three options that he's developed. First, we can use the existing shoreland standards and simply change the setback from 100 ft. to 25 ft. This is the easiest amendment and will most likely be prepared in time for the June ballot. The problem is that it may not address all the issues in the VW ordinance.

For the second option, we can integrate specific VW district standards under the name 'General Development I' into the complete revision of the shoreland ordinance (the new shoreland ordinance). This will be a bit trickier and include more work than the first option. The second option has a chance of making the June 2010 ballot but because the VW amendments will be included with the entire shoreland ordinance revision, this will have the most unlikely chance of the 3 options. This option includes the entire removal of the current shoreland VW District standards (actually, all the current shoreland standards, except Shoreland Business II/Marine Overlay Districts standards, will be replaced by adoption of the new shoreland ordinance). This is a decent fix and it provides a clean integration of VW standards in the new shoreland ordinance. A few standards the ORC should concentrate on include minimum lot size, frontage, setbacks, and architectural standards.

The third option is the most comprehensive of the 3 VW amendments. Basically, this option will provide a stand alone ordinance similar to the Shoreland Business II/Marine Overlay Districts ordinance. It's quite possible that this option can be ready for the June ballot because it is practically complete. There are a few items the ORC should carefully consider (e.g. permissible land use, frontage, setbacks, permissible uses and who should review them, performance standards, waivers, etc.) before we complete this option. Jeffrey reviews the ordinance with the ORC and points out the sections they should concentrate on. This option, as well as the other 2, will need DEP approval before we can apply the standards. This is a much more complete fix

than the other options. This option could be included with the current shoreland standards and the new shoreland ordinances.

General Discussion:

- Jeffrey indicates he developed these 3 options so the ORC will have an idea of what we could do for the VW District amendments. We can choose any of the 3 options, something that resembles one of the 3 options or develop something else. Jeffrey to know tonight what the ORC prefers.
- The VW district as mapped was discussed. It is possible that we can extend the VW district to the middle school and include White's Island? Or, should we leave the district as it is currently mapped.
- The description of the VW district in the ordinance indicates the district is 250' wide. The map shows the district ending at the roads adjacent to the shoreline which is not necessarily 250'. So, does the district need to be 250' or can it continue to be located on a physical landmark such as a road. This needs to be considered.
- Can the land uses be placed in a table? It may be easier to use.
- There was a discussion about the time frame associated with the June Ballot. The ORC reviews the ballot time frame and compares it to the ordinance options. Also, DEP review needs to be considered.
- ORC continues to discuss the 3 options and decide the third option (stand-alone ordinance) is the best and we'll continue to work on this.
- **Recommendations:** Jeffrey asks the ORC to review option 3 and to be prepared to discuss at the next meeting.

6. New Shoreland Ordinance. The ORC runs out of meeting time so they postpone comment on the new shoreland ordinance. Jeffrey asks the ORC to review the new shoreland ordinance and be prepared to comment at our next meeting.

7. Adjourn: 6:55 PM