



Office of Planning & Codes

Special Meeting Wiscasset Ordinance Review Committee Meeting Notes March 15, 2010

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

1. Meeting Opens at 5:07 PM.

2. Agenda items discussed: Continued discussion of Village Waterfront District Amendments (option3) 2/28/2010, Draft 1

3. Village Waterfront Zoning District Amendments (option 3). Jeffrey has some general comments concerning the VW amendments. 1. When reviewing the amendments, should we come back to the minimum lot size regulations at the end? 2. Should we reconsider uses such as multi-family dwellings and motel/hotels? Isn't it really a question of scale and design and how it can fit into the area? 3. Setbacks (water): What should the water setbacks be- 0', 15', 25'? Where are setbacks measured from? What buildings/structures are appropriate for a reduced setback? 5. June Ballot ordinances (including VW amendments and 5 other ordinance proposals schedule as of this date: 3/16 selectmen handout; 3/22 ORC final review for June Ballot; 3/22 planning board schedule public hearing; 4/12 planning board hold public hearing.

Continuation of VW amendments option 3 consideration. The following was discussed:

- Lot Coverage: Change from 100% to 70%?
- L.6.0.0 – L.6.9.0: these are state minimum shoreland standards and we need DEP approval to change
- L.5.0.0 (d) – (f): state standards. ORC discuss setbacks and lot coverage
- Height: ORC decide that 35' height is ok
- Lot Coverage: 70% ok.
- Frontage: 0' water, 0' front
- ORC discuss grandfathering
- Setbacks: 0' front, 0' side, 0' rear, 0' water (recognizing historical uses of property)
- Lot size: No minimum lot size for residential and non-residential uses. ORC discuss whether no minimum lot size is appropriate- what could go wrong? What is acceptable? The ORC sees that even though there may be no minimum size, lot area is controlled by parking, lot coverage, height and other factors that provide needed protection.
- L.6.1.0: control or prevent?
- L.6.2.0: ORC discuss parking. Should it be deleted from this section of the ordinance and placed somewhere else? It appears that parking is appropriately regulated elsewhere in this ordinance so we should remove it from this section. Check with DEP to see if this is ok
- L.6.3.0: Can we remove "where feasible"? Check with DEP

- L.6.4.0: Delete “as necessary”
- L.6.5.0: Can we remove the clearing of vegetation for development standard because there is minimal vegetation on the properties in the VW District? A landscaping standard would most likely be more appropriate. Like the other standards in L.6, we need to check with DEP to see if ok. So we will delete the clearing of vegetation standard and replace with landscaping requirements.
- Discussed adding a waiver standard. Jeffrey explains the intent of a waiver standard and states he thinks it would be a good idea to add one that would apply only to the town developed (not DEP) shoreland performance standards. He says that a waiver can only be granted by the PB. ORC agrees to a waiver standard.
- Bill Phinney discussed the potential for future waterfront development with some land around the waterfront.
- **Recommendations:** Prepare a revised VW ordinance for the next ORC meeting and schedule an appointment with DEP.

4. Adjourn: 7:14 PM