



Office of Planning & Codes

Wiscasset Ordinance Review Committee Meeting Notes March 8, 2010

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

1. Meeting Opens at 5:35 PM.
2. Agenda items discussed: Continued discussion of Village Waterfront District Amendments (option3) 2/28/2010, Draft 1
3. Meeting notes from the 22 February meeting are not prepared
4. Village Waterfront Zoning District Amendments (option 3). Jeffrey explains that the ORC will continue its review of the VW District amendments. He initially discusses three items. First, he asks the ORC to consider and determine what areas should be zoned as the new VW District. Second, he discusses the schedule associated with the process of adopting the VW District amendments. Third he wants the ORC to determine where the definitions will go.

Most of the meeting involved discussions concerning which land uses were permissible in the new VW District (L.3.1.0 – L.3.3.0) and where the new district should be located.

- Discussed who (PB or ORC) should be responsible for review of particular land uses.
- ORC concentrated much of their time on the land uses associated with PB review. A number of these were deleted.
- ORC makes final determination to remove definitions from the proposed VW District ordinance and place in the Wiscasset Ordinances Glossary with note in the definition that it applies to the VW District.
- ORC discuss residential land uses and decide to not allow multi-families in the district and allow CEO review for one and two families.
- School-related land uses discussed and it was decided that if they were marine related it would be allowable.
- Government uses discussed.
- Hotels and motels discussed at length, too. Most of it was associated with aesthetics and parking. The ORC decide they are not an appropriate fit for this zoning district.
- ORC discuss where the new VW district should be located. Karl Olson presents a map showing the potential new VW district location.
- Something to remember is that the new VW District ordinance performance standards will help insure the character of the downtown village waterfront will remain intact and continue with new development.

- ORC discuss whether White's Island should be included and after consideration of the use history of it as once a heavy industrialized site determine it should be within the district.
- Should the new VW District go up to and include the primary school. If so, we really should consider the current use and potential development of those parcels- especially since we decided multi-families and hotels/motels will not be permissible. The ORC decides should not include this area with these amendments and only go to the treatment plant and the Kitfield lots. We can look into this extension at another time.
- Currently (according to the ordinances written description), the district includes all areas within 250' of the shoreline from the lot adjacent to Castle Tucker to the lot adjacent to the treatment plant. The current conflict is that the zoning map shows a much smaller area zoned as the VW District than the written description states.
- The ORC decides the new VW District should go from the Castle Tucker lot line (not including Castle Tucker) to the treatment plant and the Hammond, Kitfield and Kitfield lots.
- L.4.0.0: delete not permitted and state subject to PB approval or denial.
- ORC begin discussion on minimum lot size and setback requirements but run out of time.
- **Recommendations:** ORC decide to schedule a meeting for 15 March due to the June Ballot time line so they can continue reviewing the VW District amendments.

Adjourn: 6:54 PM