



# Office of Planning & Codes

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## Wiscasset Ordinance Review Committee Meeting Notes April 26, 2010

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

1. Meeting Opens at 5:35 PM.
2. Agenda items discussed: New Shoreland Zoning Ordinance
3. April 12 meeting notes approved
4. New Shoreland Zoning Ordinances. ORC resumes its consideration of the New Shoreland Zoning Ordinance beginning with 15 C (piers, docks, wharves, bridges...). Jeffrey reminds the ORC that the standards they are reviewing are the states minimum rules. They can be altered but they generally cannot provide less regulation then what is already recommended. The ORC reviews each standard and discusses the following:
  - 15 D & C. Are these standards the same as our current shoreland standards? Yes.
  - 15F. ORC discuss why a commercial and industrial use in there if they are not permitted and why printing is not a permitted use in this standard.
  - Discussion on how to integrate the new Village Waterfront, Shoreland Business II and Marine Overlay ordinances in the new shoreland zoning ordinance.
  - 15 G. Must be sure to delete items that are referenced in the new ordinance that will not be included. For example, this standard references the Commercial Fisheries/Maritime Activities District when it will not exist in the new ordinance. Delete the General Development I district and replace with Shoreland Business.
  - Discuss which DEP recommended districts should be included.
  - 15 I. ORC discuss signs. The state regulations go into more detail then what we currently have as local laws. Delete the second sentence in 15 I (1). How about signs used for educational purposes? How should signs be measured- by the letters or outside edge of the backing? Strike portions of sign ordinance applicable in certain shoreland zoning districts and use another reference. Define 'sign area'. Exempt signs relating to educational purposes.
  - 15 J. (2)- strike 'as necessary'
  - 15 K. Should the distance of 75' be changed to 100'? The last portion of the last sentence ...a first time residential use in the shoreland zone... should be removed and replaced with ...for new construction requiring septic waste disposal in the shoreland zone.
  - 15 L. (2)- last sentence, delete 'any'
  - 15 M. Why should mineral extraction be permissible in the Resource Protection District? This does not seem like a fitting use for such a restrictive district. Also, be sure to recognize the difference between extraction and exploration.

- 15 N. ORC discuss agriculture and if the land use is for one's own consumption or for sale- would this make a difference. Should setback be increased?
- 15 O. (2) f- delete entire standard.
- **Recommendations:** Resume consideration of new shoreland zoning standards from 15 N (Agriculture).

5. Adjourn: 6:54 pm