



# Office of Planning & Codes

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## Wiscasset Ordinance Review Committee Meeting Notes August 9, 2010

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

1. Meeting Opens at 5:34PM.
2. Agenda items discussed: Village Waterfront Ordinance, Sewer Use Ordinance Impact Fees, future ordinance work.
3. July 26, 2010 meeting notes approved
4. Village Waterfront Ordinance. Jeffrey opens discussion by explaining the information contained in this months packets. He goes over the material submitted by Bill Phinney and Jackie Lowell. Also, He discusses the remaining work on the VW Ordinance and would like to complete this work within the next ½ hour. The following was discussed.
  - Landscaping Standards (F.5.4.0). Remove ‘contain the following’ and replace with ‘include’ in the last sentence of (a). All other changes are fine.
  - Castle Tucker Property Zoning. The ORC discusses whether Castle Tucker property should be included with the VW District (currently it’s not). Jeffrey states that his concerns with this are less restrictive vegetation removal standards and more allowable uses. ORC continue discussion and decide to include the property in the district. Karl and Bill offer recommended adjustments to the district description. ORC decides to include Castle Tucker property in the VW District
  - Waterbody Setback. ORC discusses if we should have one uniform standard to measure the waterbody setback- from the upland edge of the high water line or from the normal high water line. After some discussion, the ORC decide to leave it as is because it is consistent with the language in the Shoreland Business II/Marine Overlay Districts Ordinance. What really needs to be done is a change of the definition that affects the waterbody setback.
  - Creamery Pier and associated parking standard- are we comfortable with public use?
  - Glossary- amend the Recreational Trail definition to add ‘unless owned by the landowner’
  - F.2.3.0 (other)- both ‘g’ say the same thing- delete one of the ‘g’
  - F.4.0.0 (height)- add ‘of finished grades averaged all sides’
  - F.5.1.0 (d) - ORC discusses this standard and wonder if it is too subjective. Should it be deleted? Jeffrey says that this comes from state statute. ORC decide to add ‘as determined by the permitting authority.’

- F.8.0.0 (a)- a portion of this standard conflict with the parking standard in the VW ordinance. Amend the language so this does not conflict.
- **Recommendations:** Amend language to reflect agreed upon changes, have Dennis Jumper review, schedule final ORC review for next meeting.

5. Sewer Use Ordinance Impact Fees amendments. Jeffrey explains the purpose of the proposed amendments. The sewer department superintendent is requesting that the sewer use ordinance include language that would allow the Selectmen to authorize the spending of impact fees instead of going before a town vote to get this approval. There appears that there may be some other problems with the ordinance, too. Specifically, the ordinance language should be adjusted to reflect the state statute that deals with impact fees.

**Recommendations:** Request that Dennis Jumper develops language to address this and present at the next meeting.

6. Future Ordinance Work update. Jeffrey goes over hi memo that outlines the ORC ordinance work and timeline. Jeffrey states that we have a lot of work to be completed by January 2011 so it is important that we establish our priorities and associated timeline to be sure we can meet this deadline. ORC discuss the ordinances and timeline and believe they should begin the sign ordinance work as soon as possible.

**Recommendations:** Begin work on the sign and mass gathering ordinances as soon as possible.

7. Other Business. The ORC discuss if we should move the meeting starting time up to 5:00 pm. This will be further discussed at a future meeting.

8. Adjourn: 6:55 PM