



Office of Planning & Codes

Wiscasset Ordinance Review Committee Meeting Notes July 23, 2007

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

1. Meeting Opens at 5:35 PM.
2. July 9, 2007 Meeting Notes Approved.
3. Items Discussed: Coastal Waters Ordinance (Draft 11 – 7/23/07) and Draft 1 Building Laws/Subdivision Amendments.
4. Coastal Waters Ordinance. Jeffrey opens meeting and discusses recommendations from the 7/23/07 meeting. The following items were discussed:
 - 5.19: The ORC discuss houseboats. Will this standard apply to boats tied to wharves and floats? Yes, because they are in tidal waters. This standard is intended to regulate permanent residency. ORC recommends deleting ‘harbor wharves and floats.’
 - 7.1: ORC discuss time frame boats can be tied up to town wharves and floats. It is up to the harbormaster to determine the appropriate time frame and this should also deal with the concern of houseboats tying up to town wharves and floats.
 - 5.18: This also deals with the length of time boats may anchor so the ORC agrees to delete ‘harbor wharves and floats’ in 5.18.
 - **Recommendations:** ORC moves to accept this draft as the final draft with the noted changes. Vote passes 6-0.
5. Draft 1 Building Laws and Subdivision Amendments. Jeffrey explains it was recently discovered a conflict with the Building Law hook-up requirement in the commercial district and the subdivision sewer hook-up requirement. Basically, the subdivision ordinance appears to require all structures that are to be located within a subdivision that need sewage disposal must connect to town sewer. The Building Laws hook-up requirement does not require residential structures to be connected to town sewer if they are in the Commercial District and are setback more than 250 feet from the northwesterly sideline of Route 1. Jeffrey states that he has an opinion from the town attorney and the attorney believes that if a residential structure part of a proposed subdivision and this structure requires sewer than the subdivision ordinance prevails over the Building Laws requirement even if it is setback more than 250 feet.
 - ORC discuss the reasons behind the residential connection exception in the Commercial District.

- There may be other ordinances, such as the sewer use ordinance, that conflicts with the sewer connection standards we are currently discussing.
- 2.13: ORC recommends some adjustments to the language.
- ORC discuss both standards and there intent.
- Jeffrey indicates there is a good chance that both standards will not exist or will read different with the upcoming ordinance revisions. Maybe we should leave the standards as is and use the attorney's opinion to resolve the conflict until we work on the comprehensive ordinance changes.
- ORC continue to discuss issues.
- **Recommendations:** ORC decide to table these ordinance amendments until the comprehensive ordinance revision begins and use the attorney's opinion to resolve conflicts.

6. Other Business. Jeffrey passes out a memo from Town Manager, Arthur Faucher, concerning the Selectmen's decision to authorize the ORC to amend the height ordinance to allow an increase height for structures associated with a proposed coal gasification plant. Jeffrey indicates the Selectmen want the ORC to meet within two weeks to address this issue. Jeffrey says that he has some ideas for amending the ordinance, but it will not be a detailed ordinance in order to meet the Selectmen's time frame. ORC discuss their feelings on quick amendments to the ordinance and other issues including the belief that it should be site and task specific. The ORC agree to hold a meeting on August 8 at 7 PM to discuss this issue.

7. Meeting adjourns at 6:50 PM.