



# Office of Planning & Codes

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## WISCASSET ORDINANCE REVIEW COMMITTEE.

Minutes, November 25, 2013

Present: Al Cohen, Jackie Lowell, Chairman Karl Olson, Doc Schilke, Luis Serrano and Town Planner Misty Parker

### 1. Call to Order

The chairman called the meeting to order at 5 p.m.

### 2. Approve November 11, 2013 minutes

Doc Schilke moved to approve the minutes as presented. Vote 3-0-1.

### 3. Discuss Planned Development District

Town Planner Misty Parker distributed concept maps for the 400-acre Ferry Road North property and discussed the Concept Plan Study prepared for the Regional Development Corporation. Recommendations of plan included:

>the neighborhood center, to the north and linked to the rail station, could support a variety of residential, small scale retail, commercial office and service uses all within a  $\pm$  30 acre area;

>the eastern part of the property ( $\pm$ 40 acres) has superb water views, but no good water access; development sites here are small but prestigious; "high end" uses such as luxury homes and executive office or corporate retreats/spas fit this category;

>the central  $\pm$ 115 acre part of this property is flat, wooded and accessible; a broad range of uses and parcel sizes could be made available here – from residential to office, to business park to light manufacturing; and

>the southwest corner of the property, some  $\pm$ 40 acres, between the rail spur and power lines is best suited for commercial/manufacturing uses.

Rynel and CMP, which are already in a small industrial park on this parcel, do comply with the general concept.

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The committee discussed the possibility of breaking the parcel into sections, stipulating allowed uses and standards in the various sections, buffering, setting minimum size for projects, taking into consideration town infrastructure, timeline and an overall plan for roads. The goal will be to design an ordinance which will comply with the Comprehensive Plan.

Providing affordable housing was discussed as mentioned as a goal in the comp plan; Parker said using the state guidelines Wiscasset should provide 17 or 18 additional units of affordable housing by 2015. Subsidies and an increased density bonus for providing affordable units were discussed.

Parker will work on a rough draft incorporating the committee's suggestions.

4. Other Business – none

5. Adjourn

The meeting adjourned at 6:10 p.m.